Contamination Screening Evaluation Report

DRAFT

Florida Department of Transportation

District 4

S.R. 714/Monterey Road at FEC Railroad Crossing Project Development & Environment (PD&E) Study

Martin County, Florida

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Table of Contents

1.0 PROJECT SUMMARY 4
1.1 Project Description 4
1.2 Purpose 5
1.3 Project Alternatives 5
1.4 Methodology 6

2.0 PHYSICAL SETTING 8
2.1 Land Uses 8
2.2 Hydrologic Features 8

3.0 CITY-WIDE PFAS AND 1,2-DCP CONTAMINATION 10
3.1 PFAS 10
3.2 1,2-DCP 15

4.0 PROJECT IMPACTS 16
4.1 High Risk Potential Sites 18
4.2 Medium Risk Potential Sites 34
4.3 Low and no Risk Potential Sites 36

5.0 CONCLUSION & RECOMMENDATIONS 36

LIST OF TABLES

Table 2-1: Surface Water Features....9
Table 4-1: H1 Site Summary....18
Table 4-2: H2 Site Summary....20
Table 4-3: H3 Site Summary....22
Table 4-4: H4 Site Summary....25
Table 4-5: H5 Site Summary....26
Table 4-6: H6 Site Summary....27
Table 4-7: H7 Site Summary....27
Table 4-8: H8 Site Summary....31
Table 4-9: M1 Site Summary....34
Table 5-1: High and Medium Risk Rated Site Recommendations....35

LIST OF FIGURES

Figure 1-1: Project Area of Influence Map....4
Figure 3-1: PFAS Source Locations Map....14
Figure 4-1: TurboCombuster TCE Product Breakdown Contour Map....22

APPENDICES

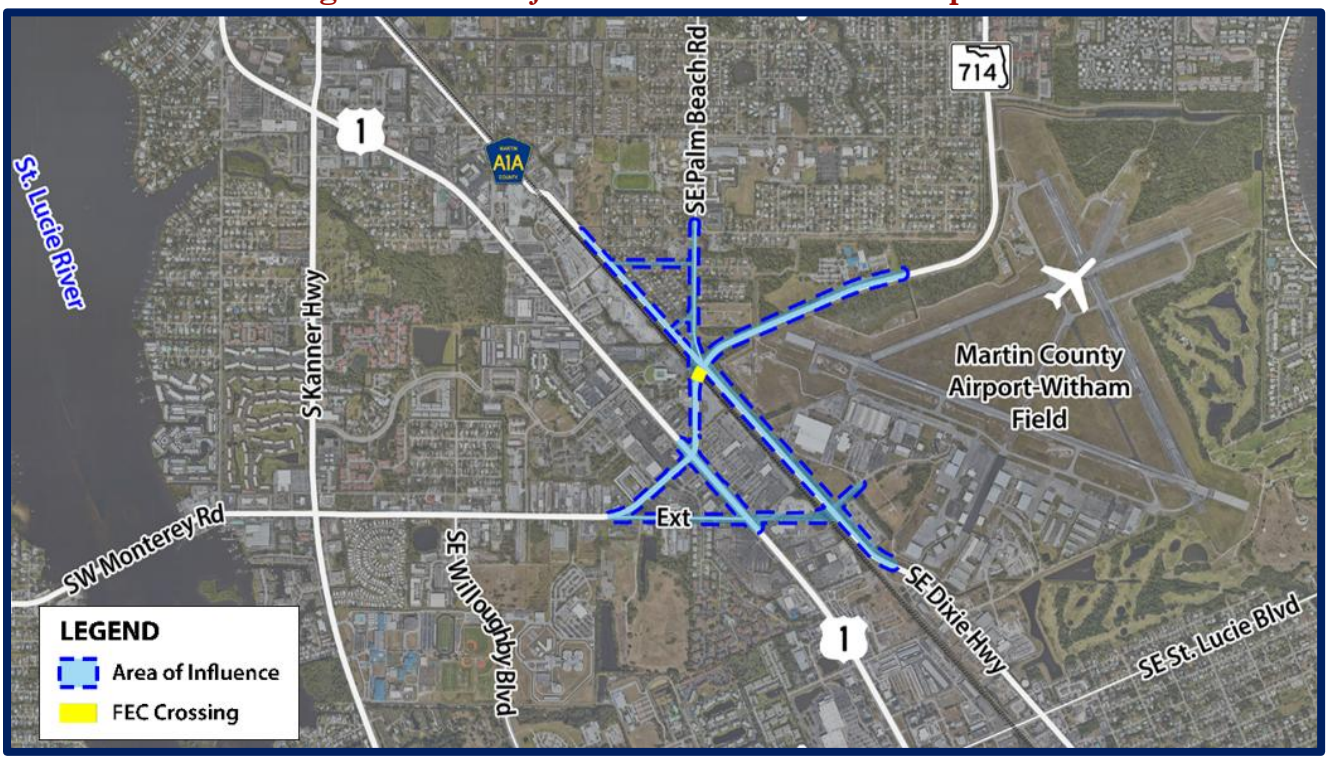
Appendix A- Figures
Appendix B- Summary Table Of Potential Contamination Sites
Appendix C- Photo Log

1.0 PROJECT SUMMARY

1.1 PROJECT DESCRIPTION

The project limits for this PD&E extend along State Road (S.R.) 714/Monterey Road approximately 0.60 miles east and 0.25 miles west of the S.R. 714/Monterey Road and the Florida East Coast (FEC) Railroad crossing intersection. This segment is located within unincorporated Martin County, Florida. S.R. 714/Monterey Road runs in a primarily east-west direction and is a state-maintained roadway. Within the project limits, S.R. 714/Monterey Road is an urban typical 4-lane roadway. West of County Road (C.R.) A1A/Southeast (SE) Dixie Highway, S.R. 714 is a four-lane facility with a two-way left turn lane, while east of C.R. A1A/SE Dixie highway, it is a four-lane divided facility. Signalized intersections within the project limits are located at Monterey Road/Dixie Highway. Existing drainage conditions along S.R. 714/Monterey Road are curb and gutter with a closed drainage system using curb inlets as collection points for storm water runoff. C.R. A1A/SE Dixie Highway runs parallel to S.R. 5 within the study area and is not part of the State Highway System within project limits. The FEC Railroad runs along the west side of C.R. A1A/SE Dixie Highway. Pedestrian facilities include a 5-foot-wide sidewalk on both sides of S.R. 714/Monterey Road. There are no bicycle lanes within the project limits. *Figure 1-1 shows the overall project area of influence.*

Figure 1-1: Project Area of Influence Map



1.2 PURPOSE

The primary purpose of the S.R. 714/Monterey Road at FEC Railroad crossing project is to improve traffic operations, support transportation demand, supply more efficient system linkage, and provide enhanced emergency evacuation. By enhancing multimodal connectivity along Monterey Road, the project will support social and transportation related demands.

The purpose of this report is to present the findings of a contamination screening evaluation for SR 714/Monterey Road at Florida East Coast (FEC) Railroad Crossing project (project). This report identifies and evaluates known or potential contamination sites within or adjacent to the project area that may affect implementation of the project. The report also presents recommendations for additional analysis and documents possible project impacts and their mitigations.

1.3 PROJECT ALTERNATIVES

This study will evaluate several Alternatives (Alternative 1, Alternative 2, and Alternative 3) for the proposed improvements. Witham Field Airport is located within the project limits for all Alternatives. Additionally, a grade-separated crossing/bridge for Monterey Road over the FEC railroad and pedestrian and bicycle facilities will be considered for all Alternatives. *Figures 1-1, 1-2, and 1-3, in Appendix A show the project alternatives.*

Alternative 1: Alternative includes connecting Monterey Road to SE Palm Beach Road east of the existing intersection of Monterey Road and SE Dixie Highway.

Alternative 2: Alternative includes a similar layout to Alternative 1 with a slight modification for where Monterey Road connects with SE Palm Beach Road.

Alternative 3 (Preferred Alternative): Alternative includes SE Monterrey Road Extension and SE Grumman Boulevard and providing a new grade-separated crossing/bridge over the FEC railroad approximately 0.5 miles south of the S.R. 714/Monterey Road and the FEC railroad crossing. A section of SE Dixie Highway and SE Airport Road will be raised to accommodate the grade-separated crossing. Mohawk Lane will be extended to the north to provide access to an existing shopping plaza that will lose its connection to SE Dixie Highway. The Preferred Alternative includes considerations for pedestrian and bicycle facilities. Right-of-way (ROW) acquisition will be required.

1.4 METHODOLOGY

A contamination screening evaluation identified potential contamination issues within the project limits from properties or operations located within the vicinity of the project. This evaluation consisted of the following tasks:

- Identifying potential contamination sites by utilizing the Florida Department of Transportation (FDOT) PD&E manual search, which defines radii and classification of sites as:
    - One-half mile: Brownfields, Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) National Priority List (NPL) Superfund, and landfill sites.
    - 1,000 feet: Non-landfill solid waste sites.
    - 500 feet: Petroleum facilities, drycleaners and former drycleaners sites, and other sites from environmental databases not already identified.
- Reviewing data related to petroleum facilities and solid waste sites/facilities obtained from private and publicly available sources including:
    - Florida Department of Environmental Protection's (FDEP's) Map Direct gallery
    - LightBox Holdings, L.P. (Lightbox)
    - FDEP OCULUS
    - FDEP Nexus
    - FDEP Storage Tank Contamination Monitoring (STCM) database
    - United States Environmental Protection Agency (USEPA) databases
    - Aerial and historical photographs to determine the potential contamination problem areas

Based on study area proximity, facility type, regulatory history, and other information collected during the evaluation, RS&H personnel conducted site visits from 23-25 March 2026. RS&H assigned potential risk ratings to each site based on data obtained through site research and field visits. Per the PD&E manual, Risk Ratings were assigned as follows:

- **No**: A review of available information on the property and a review of the conceptual or design plans indicates there is no potential contamination impact on the project. It is possible that contaminants have been handled on the property. However, findings from the Level I evaluation indicate that contamination impacts are not expected.
- **Low**: A review of available information indicates that past or current activities on the property have an ongoing contamination issue; the site has a hazardous waste

generator identification (ID) number, or the site stores, handles, or manufactures hazardous materials. However, based on the review of conceptual or design plans and/or findings from the Level I evaluation, it is not likely that there would be any contamination impacts on the project.

- **Medium**: After a review of conceptual or design plans and findings from a Level I evaluation, a potential contamination impact to the project has been identified. If there is insufficient information (such as regulatory records or site historical documents) to decide as to the potential for contamination impact, and there is reasonable suspicion that contamination may exist, the property should be rated at least as a "Medium". Properties used historically as gasoline stations and which have not been evaluated or assessed by regulatory agencies, sites with abandoned in-place underground petroleum storage tanks or currently operating gasoline stations should receive this rating.

- **High**: After a review of all available information and conceptual or design plans, there is appropriate analytical data that shows contamination will substantially impact construction activities, have implications to ROW acquisition or have other potential transfer of contamination-related liability to the FDOT.

2.0 PHYSICAL SETTING

2.1 LAND USES

A brief discussion of the current land uses within the project alternatives are provided below. *Figures 2-1, 2-2, and 2-3, in Appendix A show of land uses.*

Alternative 1: Land use is mostly developed, classified as medium to high intensity. There are some areas of open space and low intensity development in the eastern portion of the project boundary, as well as woody wetlands in the northern portion of the project boundary.

Alternative 2: Largely similar to Alternative 1, Alternative 2 land use is mostly developed, classified as medium to high intensity. There are some areas of open space and low intensity development in the eastern portion of the project boundary, as well as woody wetlands in the northern portion of the project boundary.

Alternative 3: Land use is mostly developed classified as medium to high intensity. There are minor areas of open space and low intensity development, mostly around the airport.

2.2 HYDROLOGIC FEATURES

There are three hydrostratigraphic units in Martin County: the surficial aquifer system, intermediate aquifer system/confining unit, and the Floridian aquifer system. Information regarding these systems is provided below.

- Surficial aquifer system
    - Generally comprised of Pliocene to Holocene-age sand interbedded with limestone, sandstone, and shell hash.
    - Approximately 130 feet below sea level in the Stuart area.
    - Large diameter wells (6 – 8 inches) typically yield between 100 to 1,000 gallons per minute.
    - Primary source of fresh water in Martin County.
- Intermediate aquifer system/confining unit
    - Generally comprised of Miocene age impermeable/semipermeable calcareous clays and carbonates (limestone / dolostone).
    - Approximate 650 – 850 feet thick in eastern Martin County.
- Floridian aquifer system
    - Generally comprised of Oligocene and Eocene age carbonates.

- Approximately 700 feet below sea level in the Stuart area.
- Exists under artesian conditions in Martin County.
- Not a source of potable water due to high chloride levels[1].

Groundwater generally follows topography, with a generally western gradient. The St. Lucie river is the nearest major body of water, which is approximately 2 miles from the project area's western boundary. Surface water features present in the project boundaries are outlined in the following table[2]. *Figures 3-1, 3-2, and 3-3, in Appendix A show surface waters.*

Table 2-1: Surface Water Features

Feature	Location	Is Feature Within Alternative Boundary?	Size (Acres)
Freshwater Pond	North of the airport, SE of SE 15th Court.	Alternative 1: Yes Alternative 2: Yes Alternative 3: No	0.20
Drainage feature 1	Runs along SE Dixie Highway, south-north across the western end of the airport, to the Freshwater Pond listed above, then towards the YMCA located at 1700 SE Monterey Road.	Alternative 1: Yes Alternative 2: Yes Alternative 3: Yes	NA
Drainage feature 2	Parallel to Drainage Feature 1, beginning in the western end of the airport and ending at the previously identified freshwater pond.	Alternative 1: Yes Alternative 2: Yes Alternative 3: Yes	NA
Drainage feature 3	Along SE Monterey Road Extension and SE Federal Highway.	Alternative 1: No Alternative 2: No Alternative 3: Yes	NA

[1] WSP (2020). Site Assessment Report for the Stuart PFAS Investigation in Stuart, Martin County, Florida.
[2] U.S. Fish and Wildlife Service (2026). National Wetlands Inventory.

3.0 CITY-WIDE PFAS AND 1,2-DCP CONTAMINATION

3.1 PFAS

Documentation IDs: COM_363842, COM_373341, ERIC_6480, ERIC_7488, ERIC_11398, ERIC_11461, SIS # 761-1

As a result of the USEPA's establishment of the Third Unregulated Contaminant Monitoring Rule in 2012, yearly emerging contaminant monitoring of public drinking water systems was required beginning in 2013. Subsequent testing indicated PFAS constituents were detected above the minimum reporting level. In July 2014, the City conducted sampling/analysis of the Stuart Water Plant Point of Entry (POE). PFOS and PFOA were both detected in two wells above health advisory levels (HALs). The City shut down two wells and halted the use of multiple production wells in response to the discovery. In May 2016, all 23 City production wells were sampled for PFOA/PFOS. The results indicated the presence of PFAS. FDEP later instructed DOH to also collect samples from private supply wells. The results of the private well sampling indicated that one of the wells had PFOS/PFOA concentrations at 70 ng/L (equal to the HAL), and the other well detections were below the HAL.

In November 2017, a regulatory file / desktop review was conducted to identify potential sources of the PFAS detections. The following locations were potential sources:

- City of Stuart Public Safety / Fire Rescue Facility (Public Safety Complex): 800 S.E. Martin Luther King Jr. Blvd
- Stuart Fire Rescue Station No. 2: 1100 S.E. Monterey Road (**Site No. H4**)
- Martin County Emergency Operations (Fire Rescue Facility): 800 S.E. Monterey Road
- Former Fire Training Area, Witham Field (Martin County Airport): 2011 SE Airport Road (**Site No. H8**)
- Former Northrop Grumman Systems (Triumph Aerostructures Vought): 1801 S.E. Airport Road (**Site No. H7**)
- City of Stuart Old Landfill: 950 S.E. Monterey Road Extension (**Site No. H3**)
- Former TCT Site: 1708 S.E. Federal Highway (**Site No. H2**)

From March 2018 to October 2018, several site investigations took place around the City. The results of the investigations indicated the contamination likely originated form the Public Safety Complex located at 800 S.E. Martin Luther King Jr. Blvd[3]. In May 2018, the City of Stuart proposed a plan to implement a reverse osmosis treatment system utilizing the

[3] WSP (2020). Site Assessment Report for the Stuart PFAS Investigation in Stuart, Martin County, Florida.

Florida Aquifer System to replace an air-stripping treatment system that was ineffective at removing PFAS[4].

In January 2019, City groundwater samples as well as surface water samples from ponds at the old landfill site (950 S.E. Monterey Road Extension) were collected. Based on the results of the investigation, it was determined the PFOS and PFOA were migrating downward. The surface water also contained PFAS above the HAL. Further investigations conducted in 2019 identified the Public Safety Complex (Martin County Fire Rescue Administration / Emergency Operations Facility at the Martin County Road Department) was the source of the contamination and the PFAS plume had migrated and would continue to migrate toward City production wells. In March 2019, FDEP instructed the County to initiate additional site investigation activities[5]. Operational testing of a treatment system for PFAS for the City of Stuart began in June 2019[6].

A study dated July 2, 2020, identified PFOS and PFOA were present in detectible quantities in groundwater collected from 78 of 81 wells, all 23 public supply wells, and eleven of thirteen private irrigation wells. Concentrations exceeded the HAL in 18 of the 81 wells and six of the 23 public supply wells. Mostly due to PFOS. Soils were also analyzed for PFAS and were detected in almost all samples and indicated PFOS leaching was occurring at the Public Safety Complex. The Public Safety Complex was identified as the major source. However, the study also indicated PFAS detected near the former TCT facility, old landfill, Martin County Fire Rescue Facility, City of Stuart Fire Station No. 2, and the Martin County Road Department south of the Martin County Airport (near the intersection of S.E. Dixie Highway and S.E. Indian Street) may be attributable to alternative PFAS source(s) than the Public Safety Complex. PFAS exceeding HALs in private irrigation wells north of the airport near S.E. Ocean Blvd may also have been attributable to other contamination sources.

Using a combination of deep well injection and supply for the water reclamation system (used for firefighting and irrigation), the City of Stuart's water reclamation facility disposes of treated wastewater. PFOS/PFOAS were detected below the HAL in influent, injection influent, and reclamation effluent wastewater facility samples. FDEP's study identified the presence of PFAS in several areas of the City and recommended additional investigation into other potential PFAS sources in the area of the TCT fire site, old Stuart landfill, Martin County First Rescue Facility, City of Stuart Fire Station No. 2, Martin County Road

[4] City of Stuart (2018). Water Facilities Plan: City of Stuart. Pretreatment and Alternative Water Supply Project.
[5] WSP (2020). Site Assessment Report for the Stuart PFAS Investigation in Stuart, Martin County, Florida.
[6] JLA Geoscience, Inc. (2023). Site Assessment Report, City of Stuart Safety Complex.

Department (south of the Martin County Airport), and former fire training platform near the center of Martin County Airport[7].

Studies conducted between December 2020 and February 2024 indicated the following:

- The PFAS impacts originated from multiple sources.
- PFAS are present in groundwater above p-GCTLS at the Stuart Fire Station No.2 property, landfill property, neighborhood north of S.E. Monterey Road, the Clear Gold Properties LLC property, and the Martin County Rescue Fleet Services property.
- The highest detections were at the Fire Station No. 2 Property and the landfill property.
- The contamination observed in the neighborhood north of S.E. Monterey Road is likely associated from a separate source.
- The impacts observed at the Fire Station No. 2 property and the landfill are likely separate.
- Analytical results at the Stuart Fire Station No. 2 and Martin County Fire Rescue Fleet Services are indicative of historical releases of PFAS.
- The landfill's recovery well system may be a source of the PFAS detected in surface water samples, so additional investigation should be conducted at the property. Though it had not been delineated, the PFAS plume in the deep surficial aquifer may be associated with the landfill as well.

The 2024 assessment recommended additional groundwater profiling activities in relation to several areas of contamination, installing additional groundwater monitoring wells, evaluating the landfill's recovery well system as a potential source of contamination, gaining access to additional properties to further delineate the contamination, vertical and horizontal delineation on the contamination areas[8].

In 2024, the proposed Reverse Osmosis Water Treatment Facility to address the contamination was constructed on Palm Beach Road[9].

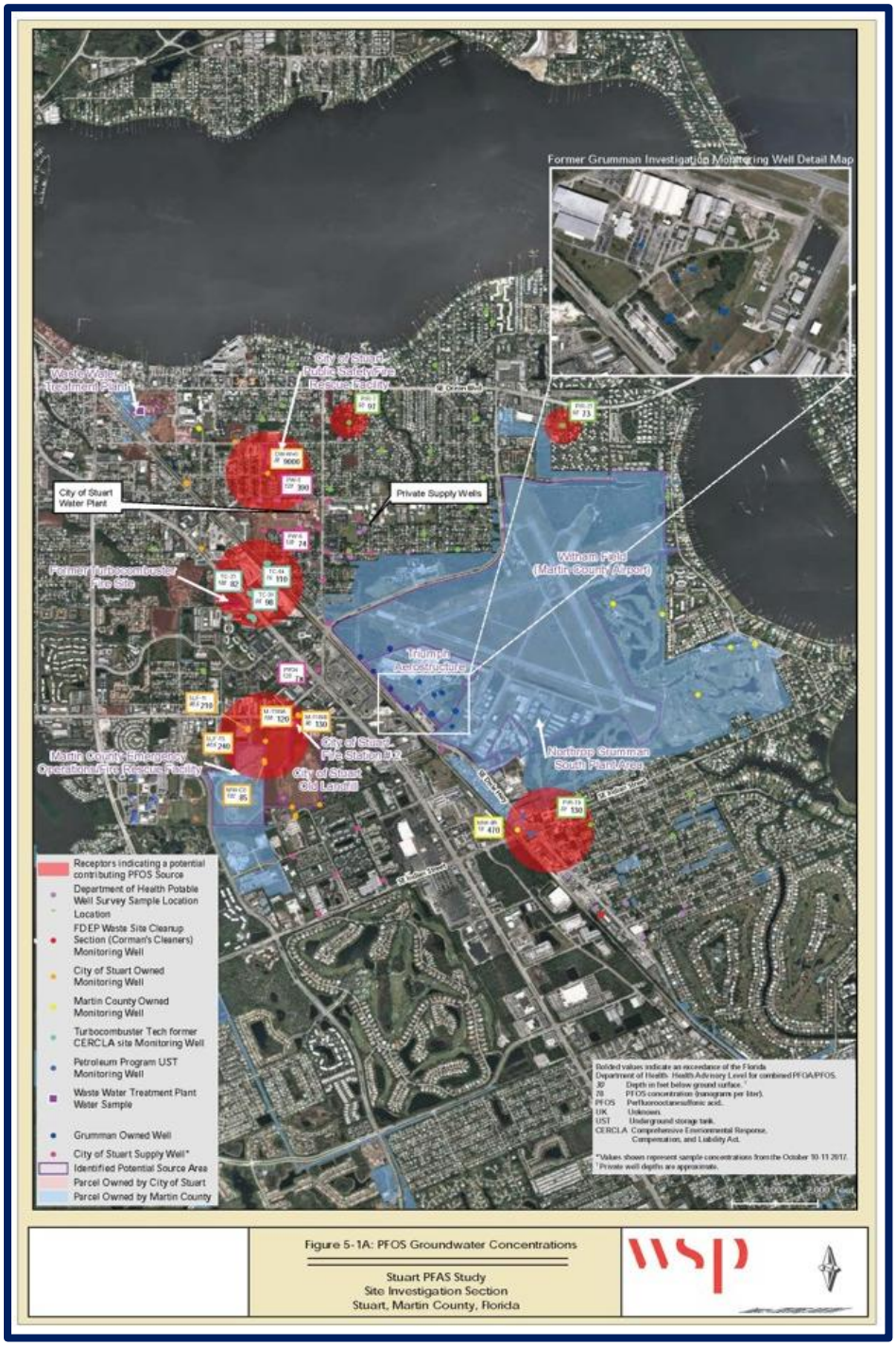
The 2024 City Annual Water Quality Report indicated perfluorobutanoic acid (PFBA) at 4.4 ppt, perfluorohexanoic acid (PFHxA) at 7.9 ppt, and perfluoropentanoic acid (PFPeA) at 12.0 ppt. Though the City of Stuart currently has a water treatment system in place for several PFAS, the aforementioned PFAS detections are new, and City indicated they were taking

[7] WSP (2020). Site Assessment Report for the Stuart PFAS Investigation in Stuart, Martin County, Florida.
[8] WSP USA, Inc. (2024). Supplemental Site Assessment Report, SE Monterey Road PFAS Study.
[9] Hometown News (2026). Stuart approves $324,000 PFAS Pilot Study.

additional steps to address the detections[10]. In January 2026, the Stuart City commissioners approved a $324,000 pilot study to further evaluate the PFAS contamination[11].

A 2026 sampling report for the old landfill property (**Site No. H3**) stated that based on trends observed during the recent analysis, it was unclear whether the detected PFAS were attributable to the landfill. Additionally, it was stated that the City of Stuart Fire Station No. 2 property or the approved spray field operations from the former remedial strategy (pump and treat) system may have inadvertently discharged to the site, and a significant area of the City of Stuart will likely be restricted for groundwater use[12]. *Figure 3-1 illustrates the location of suspected PFAS sources in the City of Stuart.*

[10] City of Stuart (2024). Annual Water Quality Report, Reporting Year 2024.
[11] Hometown News (2026). Stuart approves $324,000 PFAS Pilot Study.
[12] Kimley-Horn and Associates (2026). Site Assessment Report.



[13] WSP (2020). Site Assessment Report for the Stuart PFAS Investigation in Stuart Martin County, Florida

3.2 1,2-DCP

Site IDs: COM_299700, ERIC_6099, ERIC_11446, ERIC_15005, FLN000410547

Sometime between 1987 and 1988, 1,2-DCP was detected in a City of Stuart production well near the east side of S.E. Dixie Highway northwest of the former Northrop Grumman facility (See discussion of **Site No. H7** for a history of the facility). In 2000, 1,2-DCP was detected in one City production well, situated northwest of the former Northrop Grumman facility and one monitoring well at the Northrop Grumman facility. The 1,2-DCP concentration in the production well exceeded federal and state drinking water standards[14].

A 2003 investigation to identify the source(s) of the 1,2-DCP evaluated subsurface lithology, soil sample screening for volatile organic compounds (VOCs) with a flame ionization detector (FID), direct-push groundwater screening, monitoring well sampling and analysis, and soil sample collection and analysis. Direct-push groundwater screening was performed between January and April 2003 and again in September 2003 in the areas of Dixie Highway rights-of-way and the area northwest/west of the former Northrop Grumman facility. Analysis indicated elevated levels of 1,2-DCP, PCE, TCE and several other VOCs were present. The highest 1,2-DCP level, as well as detections of 1,2,3-trichloropropane (1,2,3-TCP), an impurity and/or chemical intermediary of 1,2-DCP), was located adjacent to a drainage ditch near the eastern edge of Dixie Highway. Based on the results of the investigation, it was determined the 1,2-DCP plume originated in an area adjacent to Dixie Highway and extended to the NW corner of the former Northrop Grumman facility – likely due to illegal dumping or a traffic accident. During a 2005 contamination assessment of Leggett's Cleaners (**Site No. L19**), 1,2-DCP was detected in two shallow groundwater wells. The Stuart Centre property (**Site No. H5**), on which Leggett's Cleaners was located was also suspected to be a 1,2-DCP source, as Stuart Centre was upgradient of the previously detected 1,2-DCP plume and it was previously a plant nursery that likely used a soil fumigant containing 1,2-DCP. Based on the results of the investigation of the former Northrop Grumman facility, it was determined there were two VOC plumes. Based on the results of the investigation up to 2006, there were two hypotheses regarding the origin of the plumes:

- Stuart Centre was the source of the 1,2-DCP contamination and the resulting plume migrated down-gradient, forming two shallow plumes, manifesting in shallow groundwater at the Stuart Centre / ROW location and a deep groundwater plume.
- There was another source area on the east side of SE Dixie Highway and both shallow groundwater plumes contributed to the deep groundwater plume.

[14] FDEP (2010). Site Inspection Report for the Stuart Are-Wide 1,2-DCP Plume Site (aka Dixie Highway Area), Stuart, Martin County, Florida.

In 2008, FDEP referred the 1,2-DCP site for Superfund CERCLA Superfund screening. Based on the results of a Pre-Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) Screening Assessment and the potential risk to groundwater receptors, the 1,2-DCP site was recommended for inclusion in the CERCLIS database for further CERCLA assessment. A resulting site assessment was conducted in 2010 and provided the following information:

- No reportable concentrations of VOCs were detected in any soil samples collected from the Stuart 1,2-DCP site.
- Sediment samples collected from the ditch parallel to SE Dixie Highway did not contain reportable VOC concentrations.
- Groundwater collected from monitoring wells and former City supply wells contained VOCs at concentrations greater than the Primary Drinking Water (PDW) limits, USEPA MCLs, and FDEP GCTLs. However, most of the detected VOCs were attributable to Leggett's Cleaners drycleaning operations.
- Further CERCLA analysis of the 1,2-DCP area evaluated during the 2008 investigation was determined to not be warranted. However, further assessment of northwest corner of the former Northrop Grumman property, which was not able to be investigated at the time, was not to be precluded[15].

The Stuart Area-Wide 1,2-DCP Plume Site was ultimately determined to not qualify for the NPL, and the USEPA states no further federal action will be taken at the site[16].

4.0 PROJECT IMPACTS

Fifty-three sites were evaluated within the proposed project area. Search distances included 500 feet from the ROW for petroleum, drycleaners, and non-petroleum sites, 1,000 feet from the ROW for non-landfill solid waste sites, and one-half mile from the ROW for CERCLA, NPL, and landfill sites. Each site identified was evaluated for its potential impact and assigned a rating of High, Medium, Low, or No potential risk. Site parcels abutting the project corridor were defined as adjacent to the corridor. Risk ratings were assigned in accordance with Part 2, Chapter 20, Section 20.2.2.4 of the FDOT PD&E Manual.

In addition to the identified contaminated sites within the standard search radii, documented groundwater contamination plumes originating both within and outside the search area were also reviewed for their potential to affect the project corridor. Some of these plumes extend beyond the boundaries of the originating properties and may encroach within or adjacent to

[15] FDEP (2010). Site Inspection Report for the Stuart Are-Wide 1,2-DCP Plume Site (aka Dixie Highway Area), Stuart, Martin County, Florida.
[16] USEPA (2026). STUART AREA-WIDE 1,2-DCP PLUME SITE, CERCLA Site Information.

the project limits. These plumes were evaluated based on available regulatory documentation, plume mapping, groundwater flow direction, and proximity to proposed project activities. For additional geographic context regarding the location and extent of identified contaminated sites and associated plumes, refer to the **City-wide PFAS and 1,2-DCP Contamination Section**.

The sections provide a summary of each contaminated site, property, or facility that was evaluated as part of evaluation.

4.1 HIGH RISK POTENTIAL SITES

Sites are rated High Risk if after a review of all available information and conceptual or design plans, there is appropriate analytical data that shows contamination will substantially impact construction activities, have implications to ROW acquisition or have other potential transfer of contamination related liability to the project. *Figures 4-1, 4-2, and 4-3, in Appendix A provide aerial imagery of the high risk potential sites*

Table 4-1: H1 Site Summary

Site No.	Property Name	Property Address	Hazardous Material	Distance to Preferred Alternative (Feet)
H1	Plant 13 / Central Concrete Supermix Inc / Central Concrete Supermix Inc / Central Concrete Supermix Inc / Supermix-Stuart / U.S. Paverscapes / Central Concrete Supermix Inc / Continental Florida Materials - Stuart R / Central Concrete Supermix - Stuart / Continental Florida Materials Inc / Continental Florida Materials Inc	1715 SE Federal Highway	VOCs / Chlorinated Compounds	500 – 1,000

There is one 10,000-gallon vehicular diesel aboveground storage tank (AST) located at the site[17]. In 1985, a release of trichloroethene (TCE) occurred at the neighboring TCT facility (**Site No. H2**) located at 1708 South U.S. Highway 1. The TCT release resulted in impacts to nearby properties, including the site. In 1999, Continental Concrete Inc., requested to renew their water withdrawal permit as groundwater was used for plant operations. In response to

[17] FDEP (2026). Storage Tanks & Compliance Monitoring (STCM) Database.

the permit renewal request, the South Florida Water Management District (SWFMD) stated two of the groundwater extraction wells at the site were within the TCT contamination plume and could pose a health hazard. SWFMD stated they would renew the permit if FDEP approved the method of a groundwater treatment system at the site. In 2002, the site facility proposed to install two new production wells, abandon 3 wells, and construct/operate a groundwater treatment system[18].

FDEP approved the treatment system in 2002 and required groundwater sampling of the influent and effluent groundwater weekly for the month after installation, monthly for the remainder of the first year of operation, and quarterly for an indefinite amount of time[19].

In April 2003, the groundwater treatment system was installed at the site to address the volatile organic compound (VOC) contamination. Monthly sampling was conducted from the time of installation until March 2004, at which time sampling frequency was changed to quarterly. The most recent sampling event occurred in January 2009. The results of the analysis indicated the influent of the treatment system contained concentrations of cis-1,2-dichloroethene and vinyl chloride. The concentration of vinyl chloride in influent was above GCTLs. However, the contamination concentrations in the effluent were below minimum detection limits, indicating the treatment system was operating effectively. According to a 2009 Groundwater Treatment System Monitoring Data report, the facility was going to be shut down for an indefinite amount of time, and the treatment system would therefore not be operational. Once the plant returned to operation, the treatment system would be restarted and quarterly sampling would resume[20]. Records of testing after 2009 were not available and the plant was out of operation until at least 2011. The current status of the treatment system is unknown. The facility permits were transferred to Central Concrete Supermix, Inc. – Stuart Plant facility in 2012[21]. In 2023, the facility was approved a permit for discharge from Concrete Batch Plants[22].

Pertinent information obtained from the USEPA ECHO database in regard to the site is listed below:

[18] Golder Associates (2002). Groundwater Treatment Plan, Continental Florida Materials, Inc.
[19] FDEP (2002). Review of Groundwater Treatment Plan Aug. 15, 2002.
[20] Golder Associates (2009). Groundwater Treatment System Monitoring Data, Eighteenth Quarterly Report, Continental Florida Materials, Inc.
[21] FDEP (2012). Application for Transfer of a Wastewater Facility of Activity Permit.
[22] FDEP (2023). Notice of Coverage under the Generic Permit for Discharges from Concrete Batch Plants.

- Central Concrete Supermix Inc facility: Identified as an inactive hazardous waste generator operating minor air permit (FL0000001208500010).
- Central Concrete Supermix – Stuart facility: Has a general, non-major stormwater discharge Clean Water Act (CWA) permit (FLG110543).

No recent violations were identified on the USEPA ECHO database [23].

Table 4-2: H2 Site Summary

Site No.	Property Name	Property Address	Hazardous Material	Distance to Preferred Alternative (Feet)
H2	TurboCombuster Technology, Inc. / City of Stuart Well Field Contamination Part A-1988	1708 S U.S. Highway 1 / U.S. Highways 1 & A1A	VOCs / Chlorinated Solvents	1000 - 2640

On April 24, 1985, a fire broke out in a vapor degreaser at the TCT site, resulting in a release of approximately 19.3 gallons of TCE into the ground. During fire control efforts, the degreaser was flooded, causing the overflow to run into a low-lying swamp-like area with a surface water irrigation pond south of the property boundary. The day after the fire, acetone and stripper from an unknown source was observed on the north end of the property. Approximately 28 55-gallon drums of soil were excavated from the area. Groundwater monitoring wells were first installed to assess contamination related to the release in May 1985. Evaluation of the groundwater and surface water samples identified TCE present that exceeded federal maximum contaminant levels (MCLs). Sample results from soil collected around the excavation area indicated the presence of acetone and TCE. Later testing identified other VOCs, including tetrachloroethylene (PCE) and vinyl chloride, as well as chromium were present above federal MCLs[24]. Based on the most recent groundwater sampling event in June 2025, the VOC-affected groundwater plume continues to exhibit evidence of reductive dichlorination with the total VOC constituent mass demonstrating a decreasing trend since 2018. Groundwater monitoring is expected to continue[25]. The release

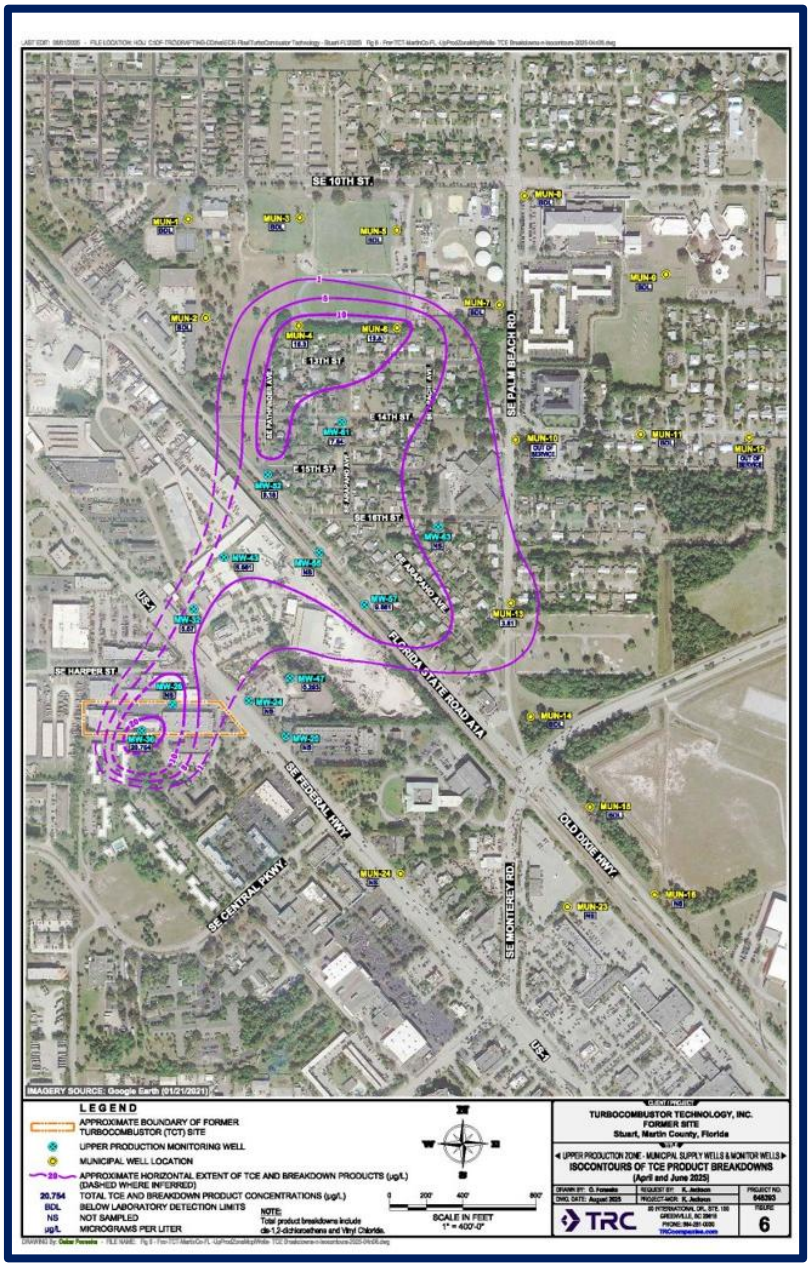
[23] USEPA (2026). ECHO.
[24] Ecology and environment, Inc. (1995). Level B Site Inspection Prioritization Report, TurboCombuster Technology, Inc.
[25] TRC Environmental Corporation | Chromalloy Gas Turbine LLC (2025). Groundwater Monitoring Report, June 2025 Groundwater Sampling Event.

at this site resulted in a contamination plume that reaches the proposed project area. *Figure 4-1 provides a TCE product breakdown contour map for the TurboCombuster site.*

The firefighting activities also resulted in the release of aqueous film-forming foam (AFFF), which is a known source of PFAS contamination. This site has been a suspected source of 1,2-DCP and PFAS contamination in the City of Stuart[26]. *See Section 3.0 for more information concerning the city-wide PFAS contamination.*

[26] WSP (2020). Site Assessment Report for the Stuart PFAS Investigation in Stuart, Martin County, Florida.

Figure 4-1: T*urboCombuster T*CE Product Breakdown Contour Map[27]



[27] TRC Environmental Corporation | Chromalloy Gas Turbin LLC (2025). Groundwater Monitoring Report, June 2025 Groundwater Sampling Event.

Table 4-3: H3 Site Summary

Site No.	Property Name	Property Address	Hazardous Material	Distance to Preferred Alternative (Feet)
H3	City of Stuart / City of Stuart Old Landfill / Landfill Green Reuse Area / Stuart Landfill	Monterey Rd. / Parcel No. 163841000000000130 / 980, 1050, and 1120 SE Monterey Rd. Ext / Monterey Rd / Palm Beach Rd. Ext.	VOCs / metals / PFAS	<500

The site was used by Martin County as an open dump from at least 1950. In 1962, the City of Stuart took control of the site, where waste dumping occurred until the mid-1970s when the City placed restrictions on waste dumping. Residential, commercial, and industrial waste was accepted at the site until 1980. Waste was disposed in a "trench and fill" manner and was sometimes buried below the water table. Until 1987, wastewater treatment sludge was applied to the land in the southeastern portion of the site. Yard waste was accepted after the closure of the landfill.

A citizen's complaint regarding odor and water quality deterioration was filed in May 1975. In response, FDEP issued a Warning Notice. In August 1977, FDEP notified the City that they were in violation of State regulations, which required land disposal sites must be eliminated or converted into sanitary landfills no later than July 1997. Site inspections after a consent order dated February 1980 identified violations including the failure to stop receiving waste, properly cover and grade existing completed cells, correct erosion and ponding deficiencies, install a fence, maintain an appropriate monitoring well program, and install vents to alleviate gas pressure. The City received an additional Warning Notices for the violations in 1981 and 1982.

The City prepared a groundwater monitoring plan for the site in February 1980. Four independent groundwater contamination studies conducted between 1980 and 1989 identified groundwater contamination outside of the site boundary. Site reclamation efforts in 1982 included dredging of fill material to construct an on-site drainage system that featured two stormwater retention ponds and associated swales and ditches. Soil excavated during the construction of the retention ponds was placed over the fill area and graded. An investigation in March 1985, FDEP detected unidentified petroleum hydrocarbon components in a southeastern well on the site. In 1986, groundwater samples collected from the site contained xylene, chlorobenzene, 1,4-dichlorobenzene, lead, and zinc. Municipal well

analysis indicated the presence of VOCs. FDEP requested the City go forward with site closure due to the concern of leachate reaching nearby public water supply wells. In 1988 a Consent Order amendment required continued semiannual groundwater monitoring and authorized the construction of a yard waste recycling operation and modification of the stormwater management plan. Runoff was required to be directed to existing on-site retention ponds, but off-site discharge from the ponds was prohibited. 1988 sampling indicated VOCs and metals were present at levels exceeding guidance values.

In January 1991, air-stripping towers were constructed by the City water treatment plant for City-wide groundwater contamination. The suspected sources were the Northrop Grumman property (**Site No. H7**), TCT site (**Site No. H2**), and the landfill site. Additional assessments between 1994 and 1997 identified VOCs and metals above guidance levels at the site[28].

A Remedial Action Plan (RAP), consisting of recovery wells, an air stripper system, and an exfiltration system was approved and became operational in 1999. Annual groundwater monitoring reports have been prepared for the site since 1999.

In 2024, a Phase II Environmental Site Assessment (ESA) was conducted for the site. During ESA activities, arsenic, Polycyclic Aromatic Hydrocarbons (PAHs), antimony, PFOS, beta-hexachlorocyclohexane (beta-BHC), and dieldrin were detected in soil; aluminum, total dissolved solid (TDS), ammonia, PAHs, chloride, sulfate, PFOS and PFOA, were detected in groundwater; PFOS was detected in surface water; and VOCs and methane were detected in soil vapor and landfill gas samples.

The April 16, 2025 annual groundwater monitoring report reported that constituents of concern (CoCs) identified in the RAP were not detected and recommended site closure. FDEP denied the closure request with required monitoring continuing due to the contamination identified during the Phase II ESA. Soil, groundwater, surface water, and sediment analysis conducted in September and October 2025 identified the following:

- Soils: Arsenic, silver, benzo(a)pyrene, total recoverable petroleum hydrocarbons (TRPH), dieldrin, toxaphene, gamma-BHC at levels exceeding either Residential Soil Cleanup Target Levels (RSCTLs), LSCTLs, and/or Industrial Soil Cleanup Target Levels (ISTCLs) and Commercial Soil Cleanup Target Levels (CSCTLs), as well as PFOS at levels exceeding the Provisional Soil Cleanup Target Level (p-SCTL) were present throughout the site. Several VOCs and SVOCs were detected at concentrations below the lab's MDLs, but above the Leachability Soil Cleanup Target Levels (LSCTLs).

[28] TN & Associates, Inc. (2002). Reassessment Report, Stuart Landfill.

- Groundwater: PFOA, PFOS, aluminum, and TDS were present above GCTLs or Provisional Groundwater Cleanup Target Levels (p-GCTLs) in some wells. The presence of the aluminum and TDS are indicative of a "shadowing effect," which occurs when "metals within aquifer matrix material are mobilized due to a change in the valence state of the groundwater resulting from the construction of an impervious surface, such as a landfill liner/cap, over the affected aquifer."
- Surface water: PFOS above the Human Health Surface Water Screening Level was identified in the on-site pond's surface water.
- Sediment: No parameters exceeding sediment quality assessment guidelines (SQAGs) were identified[29].

In response to the 2025 sampling event, FDEP indicated the following:

- The site did not meet the requirements for closure.
- Additional soil delineation is needed.
- Sediments and surface water were not of concern at the site, with the exception of PFAS in surface water.
- Further investigation is needed in the northwest corner of the site.
- A gas monitoring plan is needed for the site,
- PFAS delineation was adequate at that time, as FDEP could not compel PFAS-related site rehabilitation actions. PFAS remediation is only mandatory.

This site has also been a suspected source of PFAS contamination in the City of Stuart. *See Section 3.0 for more information concerning the city-wide PFAS contamination*[30].

The site was referred to USEPA for assessment under CERCLA. USEPA ultimately determined the site did not qualify for the NPL based on a review of existing information and no further federal action would be taken at the site[31].

On February 11, 2026, FDEP issued a Pre-authorization for Disaster Debris Management Sites (DDMS) for the site, stating that the site can be used as a DDMS in the event FDEP issues an Emergency Final Order for Martin County[32].

[29] Kimley-Horn and Associates (2026). Site Assessment Report.
[30] WSP (2020). Site Assessment Report for the Stuart PFAS Investigation in Stuart, Martin County, Florida.
[31] USEPA (2026). Stuart Landfill CERCLA Site Information.
[32] FDEP (2026). 2026 – Pre-Authorization for DDMS letter.

Table 4-4: H4 Site Summary

Site No.	Property Name	Property Address	Hazardous Material	Distance to Preferred Alternative (Feet)
H4	City of Stuart Fire Station No. 2	1100 SE Monterey Rd.	PFAS	Within Alternative Boundary

On an unknown date, FDEP alerted the Martin County Department of Health (DOH) to the presence of PFAS in monitoring wells in the vicinity of the site. In response to this alert, DOH began sampling private, potable wells in the neighborhood north of S.E. Monterey Road in July 2019. PFOA and PFOS were detected in the wells at levels exceeding FDEP p-GCTLs. A site assessment conducted in June 2021 indicated the PFAS originated from multiple sources - one being Stuart Fire Station No. 2 [33]. This conclusion was supported by a 2023 site assessment report, which provided the results of a 2022 soil and groundwater sampling event. Both soil and groundwater analysis indicated PFAS were present at levels exceeding p-SCTLs and p-GCTLs, respectively[34]. According to 2023 email correspondence between the City of Stuart and FDEP, FDEP requested further PFAS plume delineation by conducting additional assessment of soil beyond the City's property boundaries, and the City indicated any site remediation plans would be dependent upon future regulatory requirements. The onsite source of PFAS is believed to be the result of the historical use of AFFF[35].

This site is a suspected source of city-wide PFAS contamination, for which investigation is ongoing and treatment systems have been put into operation. *See Section 3.0 for more information concerning the city-wide PFAS contamination.*

[33] Golder Associates, Inc. (2021). Site Assessment Report SE Monterey Road PFAS Study-Stuart, Martin County, Florida.
[34] JLA Geosciences, Kimley Horn (2023). Site Assessment Report of City of Stuart Fire Station No. 2.
[35] City of Stuart, FDEP (2023). Email re: Follow up on meeting regarding City of Stuart Public Safety Complex (ERIC_11457) and City of Stuart Fire Station No. 2 (ERIC_17255).

Table 4-5: H5 Site Summary

Site No.	Property Name	Property Address	Hazardous Material	Distance to Preferred Alternative (Feet)
H5	STUART CENTRE SHOPPING PLAZA STUART CENTRE INVESTORS 1,2-DCP / STUART SQUARE SHOPPING CENTER	2285 Southeast Federal Highway	110035584347; COM_316023; ERIC_8944; FLT970058475	1,2-DCP

In 2006, FDEP issued a letter to the owners of the Stuart Centre Shopping Plaza requesting access in order to conduct soil and groundwater testing at the site. According to the letter, FDEP was investigating the presence of 1,2-DCP that was detected in shallow and deep groundwater in excess of the GCTLs. The contamination was first detected in public supply wells along S.E. Dixie Highway in 1987. Between 1987 and 2006, monitoring wells had been installed in numerous locations to determine the source, and some public supply wells had to be taken out of service due to the presence of 1,2-DCP. During the investigation, it was discovered that the location of the Stuart Centre Shopping Plaza was operated as a flower farm between 1952 and 1981. According to FDEP and the Martin County Agricultural Extension Service, 1,2-DCP was historically used as a soil fumigant on flower farms in the Stuart area.

The letter stated some of the groundwater monitoring wells associated with a concurrent investigation of Leggett's Cleaners (**Site No. L19**), were already in place at the shopping center and could be used to obtain some of the data necessary for the 1,2-DCP investigation. The rest of the data would need to be obtained from soil borings and potentially additional monitoring wells, though the necessity of additional well instillation was not indicated in the letter[36]. The site is a suspected source of city-wide 1,2-DCP contamination. *See Section 3.0 for more information concerning the city-wide PFAS and 1,2-DCP contamination.*

[36] FDEP (2006). Request for Site Access – Stuart Center Shopping Plaza, 2285 South Federal Highway, Stuart, Florida.

Table 4-6: H6 Site Summary

Site No.	Property Name	Property Address	Hazardous Material	Distance to Preferred Alternative (Feet)
H6	City of Stuart Wellfield / SE Dixie Highway and Monterey Road Groundwater Contamination / Stuart 1, 2 DCP Plume	SE Dixie Hwy	1,2-DCP	Within Alternative Boundary

This site was impacted by the city-wide 1,2-DCP contamination. A 2004 letter report recommended No Further Action (NFA) was necessary as it was determined that the contamination originated from an offsite source[37]. FDEP's concurrence or nonconcurrence was not found in available documentation. *See Section 3.0 for more information concerning the city-wide 1,2-DCP contamination.*

Table 4-7: H7 Site Summary

Site No.	Property Name	Property Address	Hazardous Material	Distance to Preferred Alternative (Feet)
H7	Daher Aerospace / Triumph Aerostructure / Northrop Grumman Corp / Others	1801 SE Airport Rd. / SE Airport Rd.	VOCs / Asbestos	<500

The site is used for the manufacturing of aircraft and aviation related materials. Between 1950 and 1994 the site was leased to the Grumman Aerospace Corporation to be used as a manufacturing facility. There are currently four diesel ASTs in service at the site - two with capacities of 550 gallons, one with a capacity of 275 gallons, and one with a capacity of 175

[37] Camp Dresser & McKee, Inc. (2004). Evaluation of the Source of Contamination Plume near the Dixie Highway Right-of-way and the Martin County Airport.

gallons. Three underground storage tanks (USTs) and one AST have been removed from the site, including two 12,000-gallon aviation gas USTs, one 8,000-gallon fuel oil UST, and one 1,000-gallon unleaded gas AST. One 550-gallon AST with unknown contents was closed in place[38].

According to facility personnel, drums containing wastewater treatment sludge from conversion coating of aluminum were buried on the site between 1976 and 1978. A lined surface impoundment was previously used to store the sludge, but the impoundment was closed in 1985[39,40]. A Buried Drum Work Plan was submitted in 1989, but documentation regarding the results of these efforts was not found[41].

On October 6, 1988, a Discharge Reporting Form was submitted in response to the discovery of 1-inch of free product (aviation fuel) in an onsite monitoring well. IRA activities in November 1988 included the removal of 2,100 tons of soil and 10 gallons of free product. Assessments were initiated in May 1989 and completed in June 1990. In July 1991, a proposal to install a pump and treat system with an air stripper was approved. The system ran from January 1992 to July 1996, at which time a Monitoring Only Plan was approved. Monitoring occurred from September 1996 to December 1997, with a supplemental assessment occurring in June 1998. The removal of the treatment system and well abandonment occurred in November 1998. On January 6, 1999, FDEP issued an Site Rehabilitation Completion Order (SRCO) for the 1988 release[42]. No institutional controls (ICs) or engineering controls (ECs) were required for site closure.

In February 1988, two city supply wells located at the site and three supply wells immediately west of the site were turned off due to VOCs detections above drinking water standards. A Florida Department of Environmental Regulation (FDER) investigation into the VOC contamination was initiated in the summer of 1988. The results of the investigation confirmed the presence of VOCs in the groundwater below the site. In 1990, the USEPA issued an Administrative Order of Consent, which identified a release due to Grumman operations and required investigation into the release. In June 1991, semiannual monitoring of the 86 wells (called the Groundwater Assessment Program (GAP) monitoring network) began. An Interim Corrective Measure (ICM) groundwater recovery and treatment system as well as two air-stripping towers, were installed as part of the groundwater ICMs.

[38] FDEP (2026). Storage Tanks & Compliance Monitoring (STCM) Database.
[39] Geraghty & Miller, Inc. (1985). Contaminant Investigation Report.
[40] FDEP (1988). Hazardous Waste Inspection Report.
[41] FDEP (1989). Letter RE: Buried Drum Work Plan. Grumman Aerospace Corporation. Plant 77. Stuart, Florida, ID No. FLD043117522.
[42] York STB, Inc. (2007). Site Manager Summary Report.

Expansion of the system was approved in 1997. Results of 2003 investigation efforts indicated the VOC plume had migrated offsite. Groundwater recovery operations were terminated in the South Plant Area (SPA) in 2011, based on a reduction in VOC concentrations, and the system was terminated in its entirety in 2015[43].

After the termination of the system, quarterly Post Active Remediation Monitoring (PARM) was conducted to assess North Plant Area (NPA) groundwater from 2015 to 2016. In 2016, a Corrective Action Completion Report was submitted for the groundwater in the NPA, as requested by the USEPA and FDEP. In 2016, the NPA ICM Recovery System was decommissioned, and GAP monitoring wells were abandoned. The USEPA stated the activities provided final Corrective Action Completion for groundwater in the NPA.

Delineation of the VOC impacts in the SPA was conducted in 2018 due to persistent low-level vinyl chloride concentrations in intermediate-depth groundwater and the presence of a low-permeability, organic peat formation being localized to the area of these VOC impacts. In March 2019, an Enhanced Hydrogen Co-reagent (EHC®) pilot study injection event was conducted based on the results of the delineation report. Post injection, performance and compliance monitoring events were conducted between June 2019 and March 2023. The results of the monitoring events indicated the VOC groundwater impacts were generally located in the SPA and the injection event was largely successful, with the improved conditions being generally sustained since the event. Based on the March 2023 sampling event, it was concluded corrective action criteria concerning the VOC groundwater impacts in the SPA was achieved at all but three monitoring wells located in a small, isolated area of the site. The USEPA/FDEP determined the remediation efforts at the site effectively stabilized VOC concentrations and eliminated future threats of dilute plume migration beyond the current footprint.

On August 22, 2024, the USEPA / FDEP issued a joint memorandum outlining their decisions regarding future actions. The memorandum stated that USEPA /FDEP approved the removal of monitoring wells with no contaminant detections or extended periods with detections below GCTLs, the reduction of monitoring frequency to annually, and the decommissioning of the SPA remediation system[44].

[43] Arcadis (2016). Notice of Inspection/Corrective Measures (Action) Completion Report for Groundwater in North Plant Area, Former Northrop Grumman Systems Corporation (Witham Field), Stuart, Martin County Florida.
[44] Arcadis (2025). Notice of Inspection/Corrective Measures (Action) Completion Report for Groundwater in South Plant Area, Former Northrop Grumman Systems Corporation (Witham Field), Stuart, Martin County, Florida

As of the second annual compliance monitoring event in November 2025, none of the three sampled wells contained a VOC concentration above GCTLs. Arcadis proposed groundwater monitoring be discontinued after two consecutive "clean" events[45].

In 2025, a Notice of Demolition or Asbestos Renovation (NDAR) was submitted to FDEP regarding the demolition of a building containing asbestos at the site. The demolition was completed by 8/29/2025[46]. In July 2012, an NDAR was submitted to FDEP regarding the planned renovation of a building onsite. The renovation was completed by 7/13/2012[47].

The following information regarding permits and facility statuses are listed below.

- Triumph Aerostructures LLC: This facility is listed as an active Large Quantity Generator (LQG) and a legacy Treatment, Storage, and Disposal Facility (TSDF). The facility had a CWA permit (FLR05E303), but the permit has been terminated and compliance tracking is off. The facility also has two active minor Clean Air Act (CAA) permits (0400000012085EPA34 and FL0000001208500005). No recent violations were identified on the USEPA ECHO database.
- Daher Aerospace: This facility has an active, non-major CWA permit (FLR05J224). No recent violations were identified on the USEPA ECHO database[48]. The facility was observed to be an active LQG during a 2022 onsite verification visit[49].

This site has also been a suspected source of PFAS contamination in the City of Stuart. *See Section 3.0 for more information concerning the city-wide PFAS contamination*[50].

[45] Arcadis (2026). Results of Annual (November 2025) Compliance Monitoring Event for VOCs (Vinyl Chloride) in Intermediate-Depth Groundwater in South Plant Area Former Northrop Grumman Systems Corporation Site
[46] FDEP (2025) Notice of Demolition or Asbestos Renovation Submission Confirmation.
[47] FDEP (2012) Notice of Demolition or Asbestos Renovation Submission Confirmation.
[48] USEPA (2026). ECHO.
[49] Environmental Data Resources, LLC. (2026). The EDR Radius Map™ Report with GeoCheck®.
[50] WSP (2020). Site Assessment Report for the Stuart PFAS Investigation in Stuart, Martin County, Florida.

Table 4-8: H8 Site Summary

Site No.	Property Name	Property Address		Hazardous Material	Distance to Preferred Alternative (Feet)
H8	Basewide- Witham Field / Airport Stormwater Improvements(Re-Bid) / Martin County Berm Relocation / Witham Field Runway 7-25 Obstruction Removal / Martin County Airport/Witham Field / Custom Facility Stuart Airport / Taxiway Alpha Rehabilitation / Taxiway Alpha Connectors and Runway 25 Blast Pad Improvements / Taxilane Charlie, Martin County Airport / Martin County Airport-/Witham Field Rahab Taxi Lane(B) Project	1901 SE Airport Rd. / 2011 SE Airport Rd		VOCs / PFAS / Asbestos	Within Alternative Boundary

In 1943, the site was leased for use as a satellite field to US Naval Air Station, Vero Beach, for naval fighter pilot and ground crew training. It was turned over to Martin County in 1947 after being declared surplus. According to USACE, there are no Installation Restoration Programs (IRPs), Military Munitions Response Programs (MMRPs), or Restoration Advisory

Board (RAB) programs for the site. Indicating there are no response actions for unexploded ordnances, discarded military munitions, or munitions constituents reported at the site. The site is not listed on the NPL[51].

In 2020, assessment of a soil berm located at the western end of runway 12-30 was conducted. The results of the assessment indicated CoCs were below SCTLs[52]. Airports have historically used AFFF for emergency response and emergency response training operations. AFFF is a known source of PFAS contamination.

Pertinent information obtained from the USEPA ECHO database in regard to the site is listed below:

- Martin County Airport/Witham Field: This facility has an active, non-major CWA stormwater discharge permit (FLR05A737).
- Witham Field Runway 7-25 Obstruction Removal: This facility's construction stormwater CWA permit (FLR10OK74) has been terminated.
- Taxiway Alpha Rehabilitation: The facility's two construction stormwater CWA permits (FLR20FZ59 and FLR20CD04) have been terminated.
- Custom Facility Stuart Airport: The facility's construction stormwater CWA permit (FLR10RF53) has been terminated.
- Taxiway Alpha Connectors and Runway 25 Blast Pad Improvements: The facility's construction stormwater CWA permit (FLR10RI56) has been terminated.
- Taxilane Charlie, Martin County Airport: The facility's construction stormwater CWA permit (FLR10SS43) has been terminated.
- Martin County Airport-/Witham Field Rahab Taxi Lane(B) Project: The facility has an active non-major construction stormwater CWA permit (FLR10XW74).
- Airport Stormwater Improvements (Re-Bid): This facility has an active, non-major construction stormwater CWA permit (FLR20FI14). No recent violations were identified on the USEPA ECHO database[53].

During soil excavation as a part of site investigation activities, buried building tiles containing asbestos fibers were discovered in the area of SMWU 4 (**Site No. H7**), located between runways 12/30, 16/34, and 7/25 at the Martin County Airport. In response to this discovery, an EC consisting of a 12-inch think soil/sod cap, approximately 45 feet x 60 feet in area was constructed. 10 feet of clean soil was placed and compacted over and in the vicinity of the buried tiles, followed by the placement of Bahia grass sod. A permanent sign was installed stating the soil/sod cap was not to be disturbed[54]. A May 2026 report indicates there

[51] USACE (2024). Formerly Used Defense Sites Program Management Action Plan.
[52] KABA Environmental Engineers & Consultants (2010). Soil Berm Assessment, Martin County Airport.
[53] USEPA (2026). ECHO.
[54] Arcadis (2008). Institutional Control/Engineering Control Audit Report, Solid Waste Management Unit (SWMU) 4, Vought Aircraft Industries – FACID #FLD043117522.

are groundwater use, digging, and land use restrictions at the site, but the Institutional Controls Registry (ICR) database only references the digging restriction. Though the address of the site indicates it is located at the former SMWU 4 / former Northrop Grumman facility, the control is actually located at 1866 SE Airport Drive at Whitham Field[55]. FDEP states there were no issues or concerns associated with the controls at the site[56].

This site has been a suspected source of PFAS contamination in the City of Stuart and 1,2-DCP contamination associated with the former Northrop Grumman facility (**Site No. H7**) has been associated with the site. This site has also been a suspected source of PFAS contamination in the City of Stuart. *See Section 3.0 for more information concerning the city-wide PFAS contamination*[57].

4.2 MEDIUM RISK POTENTIAL SITES

Sites were rated Medium Risk if after a review of all available information and conceptual or design plans, there was reasonable suspicion that contamination may exist due to a lack of available information pertaining to a site, the presence of abandoned in-place underground petroleum storage tanks, or the presence and status of current and historical gas stations. The impacts to construction activities is unable to be definitely determined. *Figures 4-1, 4-2, and 4-3, in Appendix A provide aerial imagery of the medium risk potential site.*

[55] Arcadis (2026). Institutional Controls and Engineering Controls Audit Program Dixie Hwy DCP Study (aka Northrop Grumman Part A-2002.
[56] FDEP (2026). In-Compliance with Institutional Controls/Engineering Controls letter.
[57] WSP (2020). Site Assessment Report for the Stuart PFAS Investigation in Stuart, Martin County, Florida.

Table 4-9: M1 Site Summary

Site No.	Property Name	Property Address	Hazardous Material	Distance to Preferred Alternative (Feet)
M1	Stuart Ready Mix Concrete / Titan America-Stuart Ready Mix / Titan Florida LLC - Stuart / Titan Florida - Stuart RMC / Tarmac America - Stuart RMC	1501 SE Grumman Blvd. / SE Monterey Rd. at U.S. Highway 1	Petroleum	Within Alternative Boundary

There is one 10,000-gallon vehicular diesel AST at the site. Two vehicular diesel USTs with capacities of 4,000 and 2,000 gallons, and one 1,000-gallon new/lube oil AST have been removed from the site[58]. A discharge report was submitted in June 1990 in response to the discovery of diesel contamination during tank removal. An additional discharge of petroleum was reported in May 1993. 75.21 tons of contaminated soils were removed during an IRA in 1994. Though the full report was not available, a Limited Contamination Assessment Report (LCAR) dated December 13, 2007, recommended a NFA be issued for the release[59]. FDEP concurred with the recommendation and issued a SRCO for the 1990 release on February 12, 2008[60]. A LCAR dated March 12, 2008 was developed for the 1993 release and recommended a NFA be issued for the release. FDEP concurred with the recommendation and issued a SRCO for the 1993 release on April 10, 2008[61]. Monitoring wells used for site assessment activities were closed in 2008. No ICs or ECs were a requirement for the closures.

The USEPA identifies two permits with the Tarmac America, Inc. facility, one operating minor air permit (FL0000001208500004) and one non-major general CWA permit (FLG110601). No recent violations were identified on the USEPA ECHO database[62].

[58] FDEP (2026). Storage Tanks & Compliance Monitoring (STCM) Database.
[59] Not Identified (2007). Site Manager Summary Report.
[60] FDEP (2008). Site Rehabilitation Completion Order, Tarmac Stuart Ready Mix Facility.
[61] FDEP (2008). Site Rehabilitation Completion Order, Tarmac Stuart Ready Mix Facility.
[62] USEPA (2026). ECHO.

4.3 LOW AND NO RISK POTENTIAL SITES

Sites were rated Low or No Risk if after a review of all available information and conceptual or design plans, there was appropriate analytical data that shows contamination was either unlikely (Low Risk) or highly unlikely (No Risk) to impact construction activities, have implications to ROW acquisition or have other potential transfer of contamination related liability to the project. *Appendix B provides a summary table of low and no risk sites. Figures 5-1, 5-2, and 5-3, in Appendix A, provide aerial imagery of the low and no risk potential sites.*

5.0 CONCLUSION & RECOMMENDATIONS

This contamination screening evaluation included reviewing environmental databases and aerial photographs, as well as assigning contamination risk ratings for each source within the project buffers, as defined in the PD&E manual. A total of 60 potential contamination sites were identified through this evaluation.

Recommendations for future actions for high and medium risk rated sites are outlined by site listing in the table below. No actions are recommended for low and no risk rated sites.

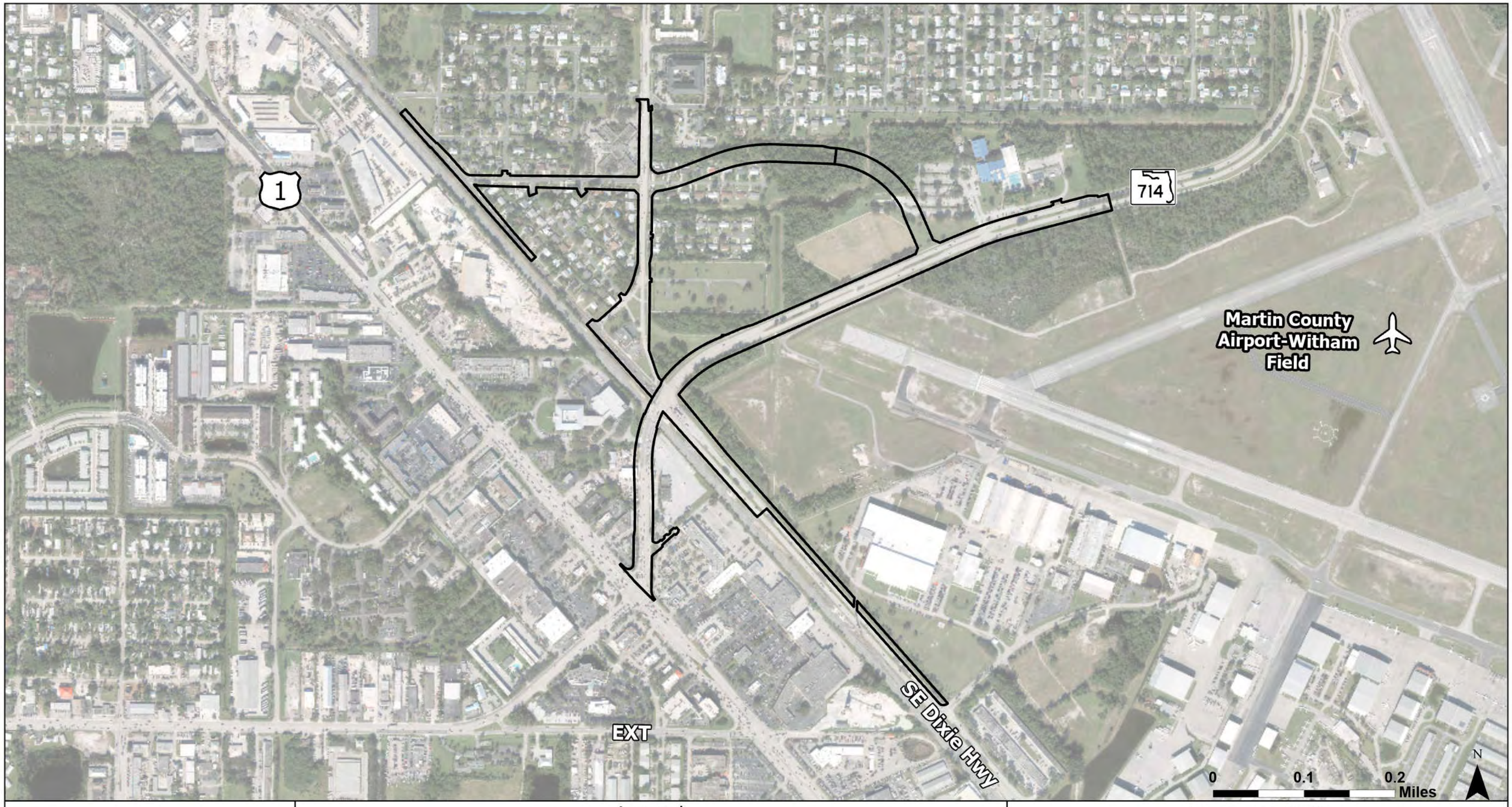
Table 5-1: High and Medium Risk Rated Site Recommendations

Site No.	Site Name	Impacted Alternative			Recommendation
		1	2	3	
H1	Central Concrete Supermix and Other Associated Sites	Y	Y	N	The current status of the release or environmental condition of the site could not be determined from available records. Coordinate with FDEP to retrieve current site status. If monitoring or remediation is ongoing or the site received a conditional site closure, coordinate with FDEP regarding next steps. If an SRCO without conditions was received for the site, no further action is necessary.
H2*	TurboCombuster Technology, Inc. / City Of Stuart Well Field Contamination Part A-1988	N	N	N	Site investigation or remediation associated with this site is ongoing and a contamination plume associated with this site is present. Future actions should be coordinated with FDEP.

* This site is not within the applicable alternative buffers, but the plume generated from the site is or has been located within the project study area.

*Accessible Table Description
The table identifies the Site No., Site Name, Impacted Alternative and Recommendation.

APPENDIX A- FIGURES



Legend

Alternative 1 Project Limits

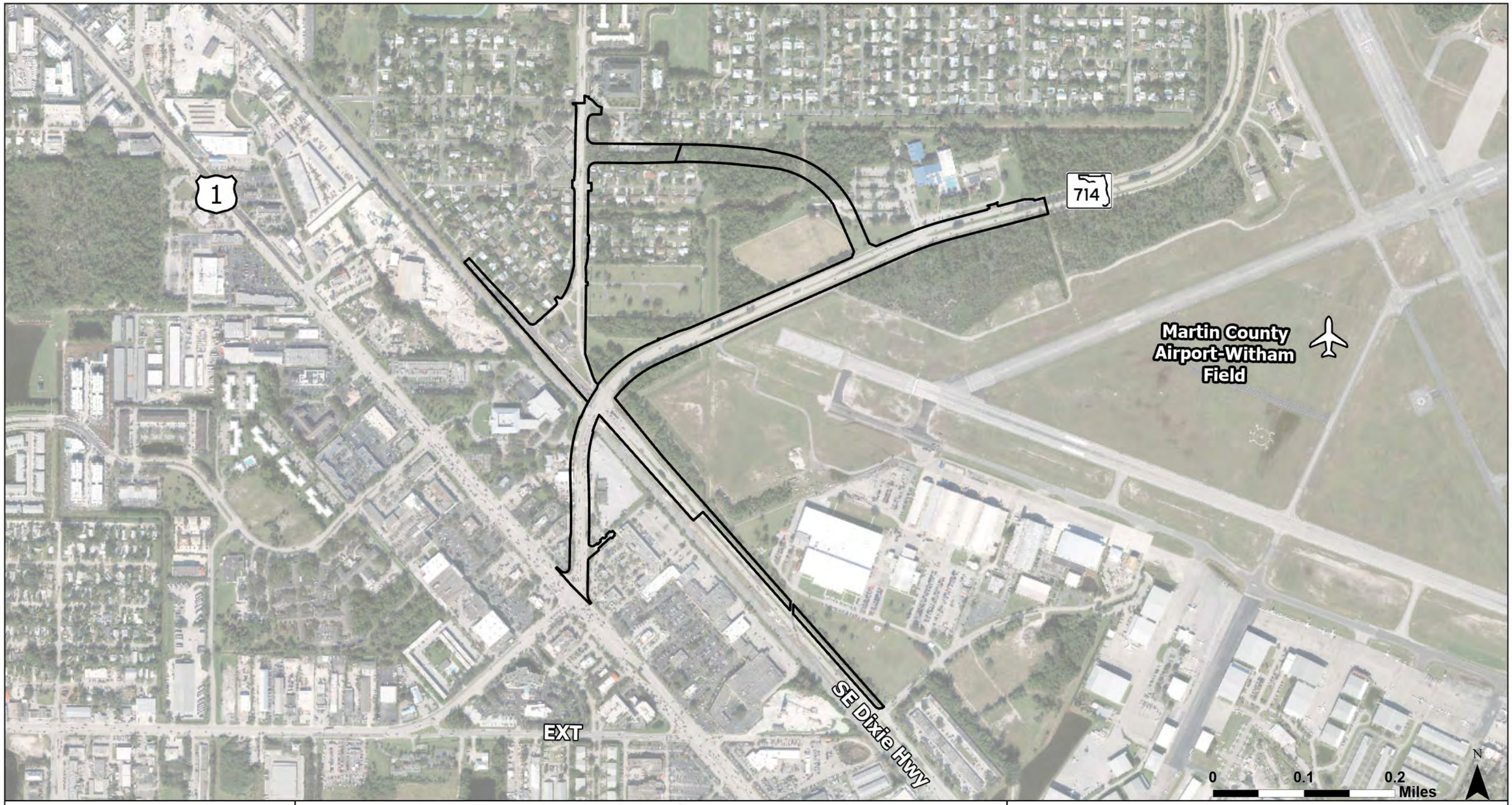
Figure 1-1

Project Location Map - Alternative 1

Contamination Screening Evaluation Report

FPID No.: 441636-2-22-02

Date: 8/3/2026



Legend

Alternative 2 Project Limits

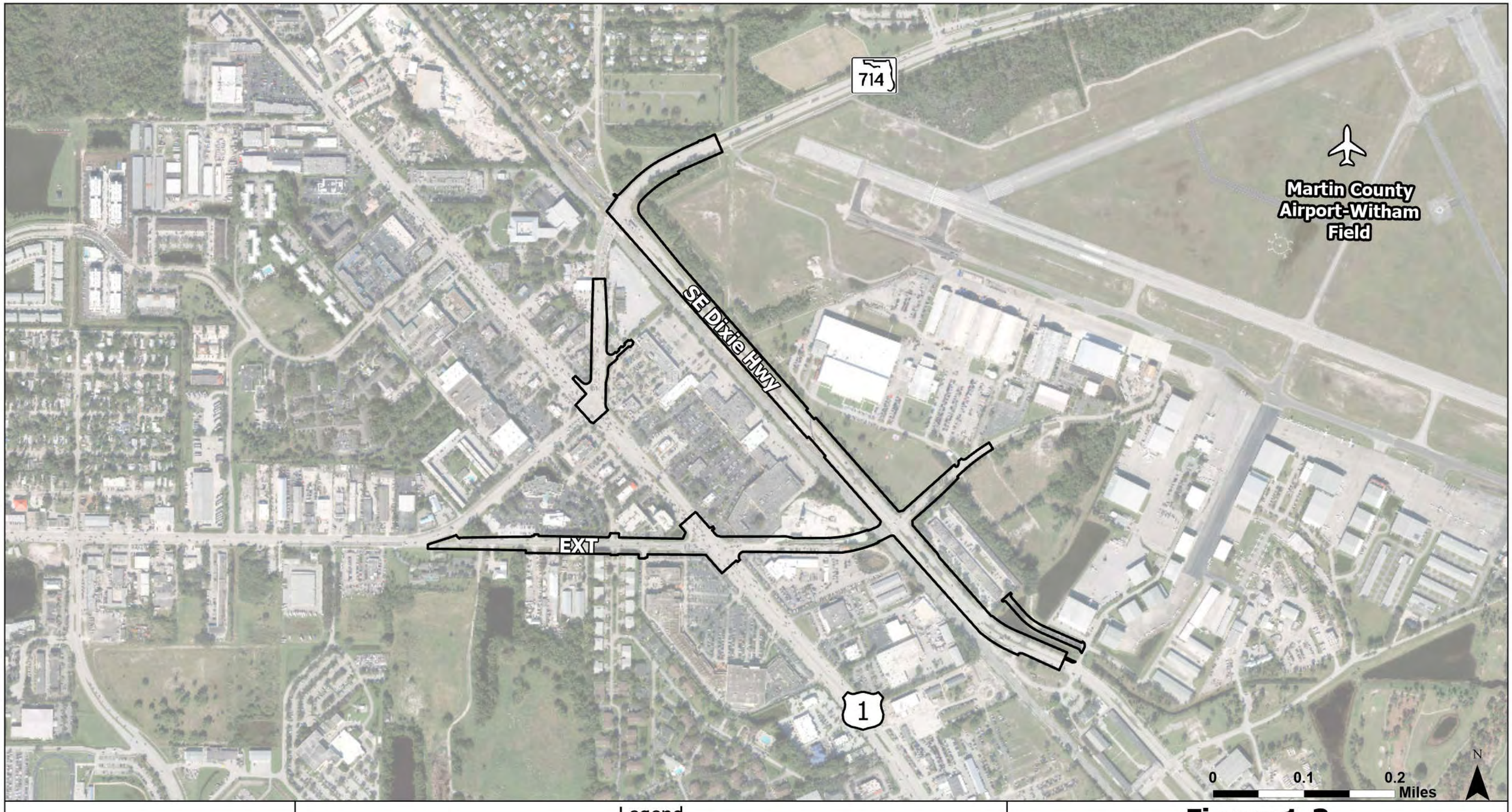
Figure 1-2

Project Location Map - Alternative 2

Contamination Screening Evaluation Report

FPID No.: 441636-2-22-02

Date: 8/3/2026



Legend

Alternative 3 Project Limits

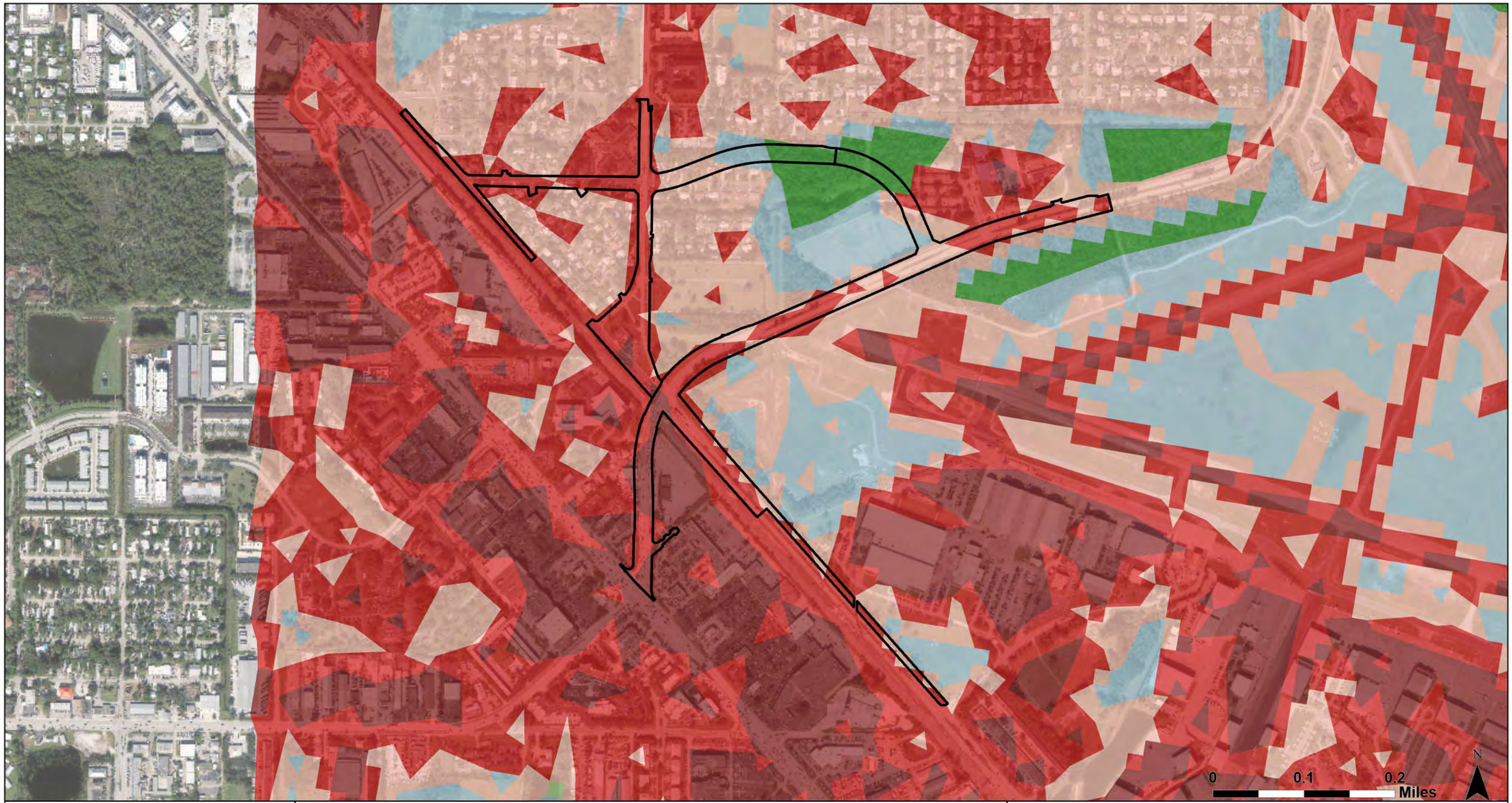
Figure 1-3

Project Location Map - Alternative 3

Contamination Screening Evaluation Report

FPID No.: 441636-2-22-02

Date: 8/3/2026



FDOT

Legend

Alternative 1 Project Limits

Land Use Classification

- Open Water
- Developed, Open Space
- Developed, Low Intensity
- Developed, Medium Intensity
- Developed, High Intensity
- Woody Wetlands
- Emergent Herbaceous Wetlands

Figure 2-1

Land Use Map - Alternative 1

Contamination Screening Evaluation Report
FPID No.: 441636-2-22-02

Date: 8/3/2026

0 0.1 0.2 Miles

N

Legend

Alternative 2 Project Limits

Land Use Classification

Open Water

Developed, Open Space

Developed, Low Intensity

Developed, Medium Intensity

Developed, High Intensity

Woody Wetlands

Emergent Herbaceous Wetlands

Figure 2-2

Land Use Map - Alternative 2

Contamination Screening Evaluation Report

FPID No.: 441636-2-22-02

Date: 8/3/2026

0 0.1 0.2 Miles

N

Legend

Alternative 3 Project Limits

Land Use Classification

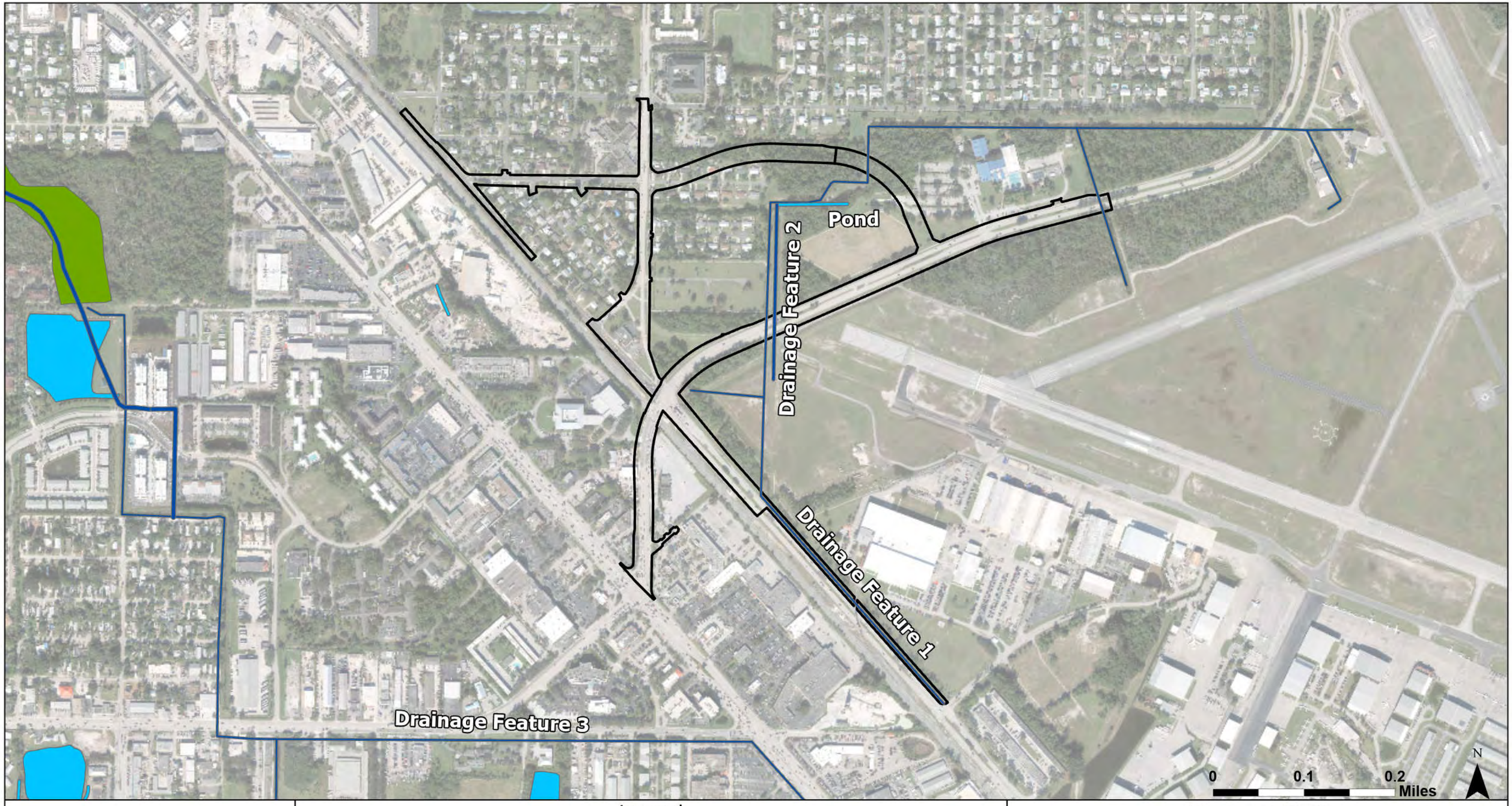
- Open Water
- Developed, Open Space
- Developed, Low Intensity
- Developed, Medium Intensity
- Developed, High Intensity
- Woody Wetlands
- Emergent Herbaceous Wetlands

Figure 2-3

Land Use Map - Alternative 3

Contamination Screening Evaluation Report
FPID No.: 441636-2-22-02

Date: 8/3/2026



FDOT

Legend

- Alternative 1 Project Limits
- Freshwater Forested/Shrub Wetland
- Estuarine and Marine Wetland
- Freshwater Pond
- Riverine

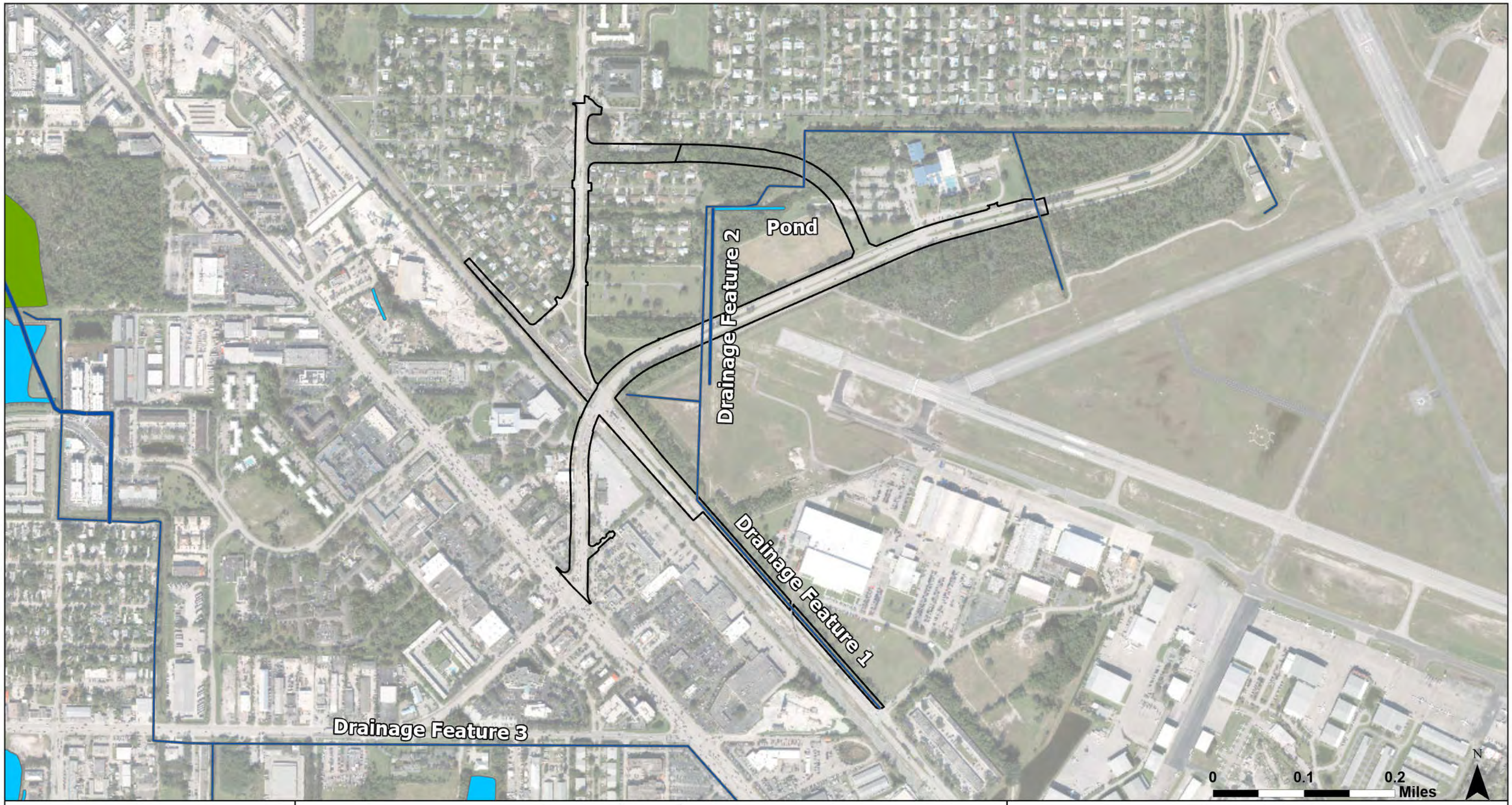
Figure 3-1

Surface Water Features - Alternative 1

Contamination Screening Evaluation Report

FPID No.: 441636-2-22-02

Date: 8/3/2026



Legend

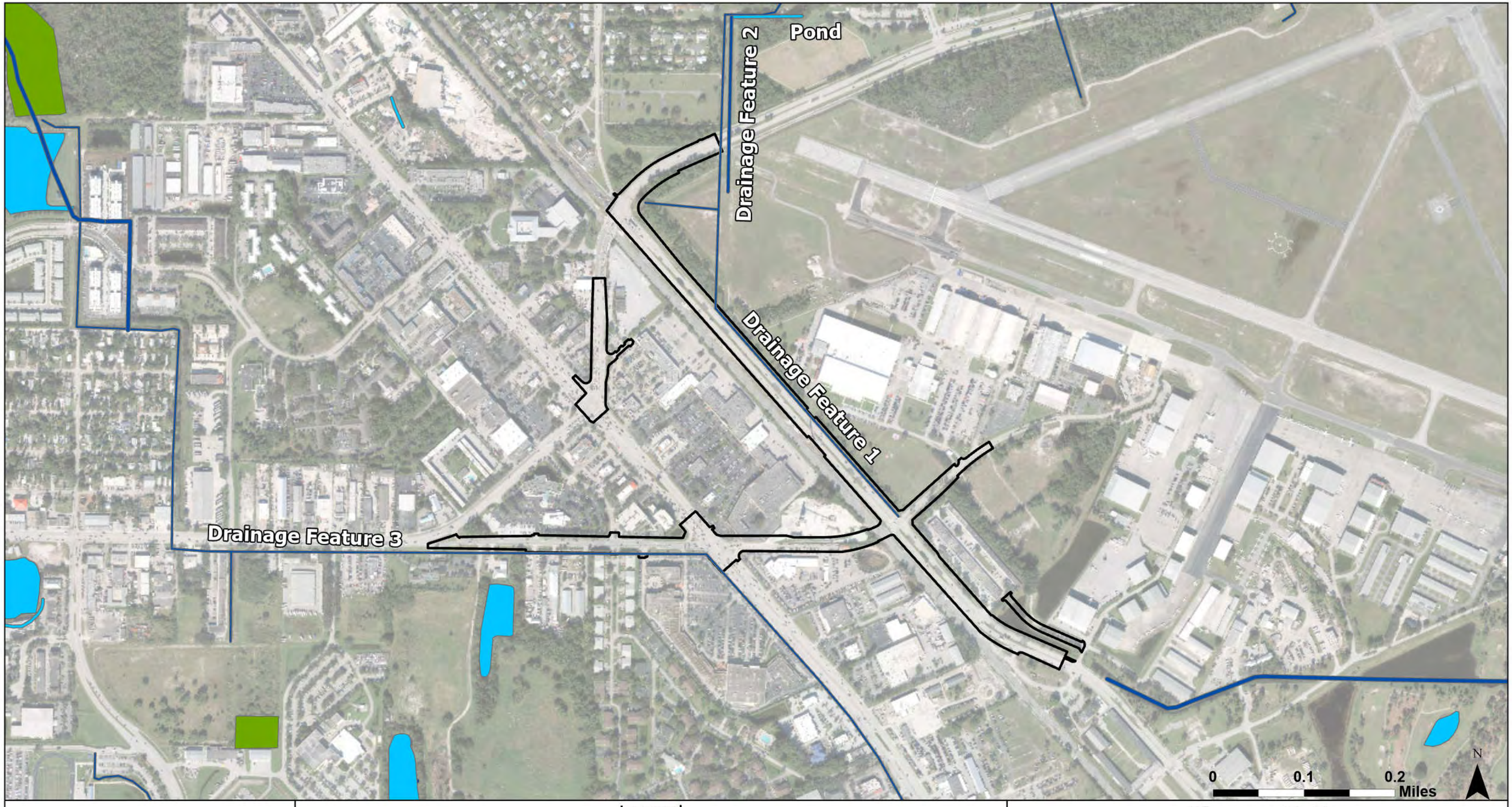
- Alternative 2 Project Limits
- Freshwater Forested/Shrub Wetland
- Estuarine and Marine Wetland
- Freshwater Pond
- Riverine

Figure 3-2

Surface Water Features - Alternative 2

Contamination Screening Evaluation Report
FPID No.: 441636-2-22-02

Date: 8/3/2026



Legend

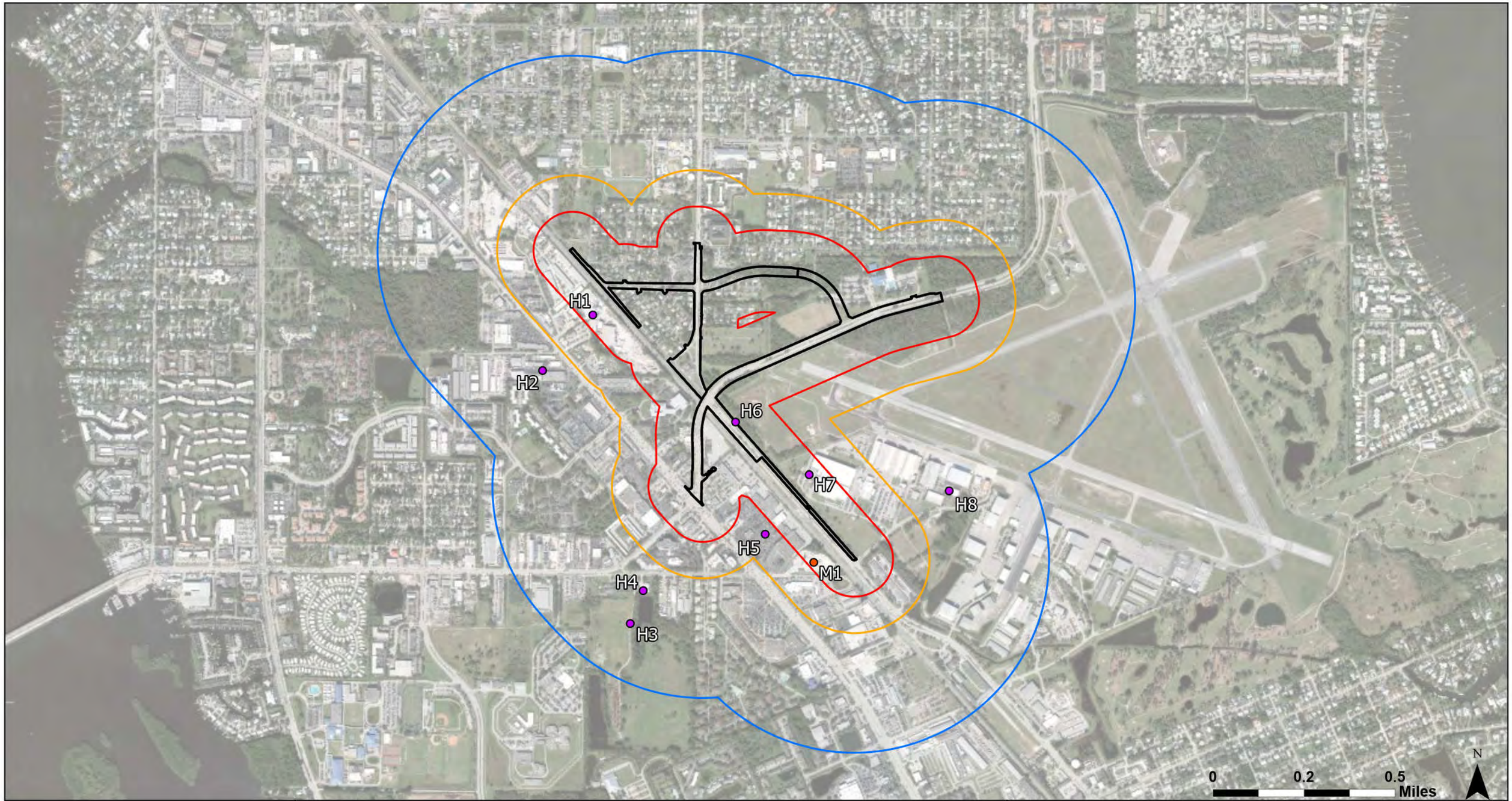
- Alternative 3 Project Limits
- Freshwater Forested/Shrub Wetland
- Estuarine and Marine Wetland
- Freshwater Pond
- Riverine

Figure 3-3

Surface Water Features - Alternative 3

Contamination Screening Evaluation Report
FPID No.: 441636-2-22-02

Date: 8/3/2026



FDOT

Legend

Alternative 1 Project Limits

Buffers

500 ft

1,000 ft

One Half Mile

Evaluated Sites

High Risk

Medium Risk

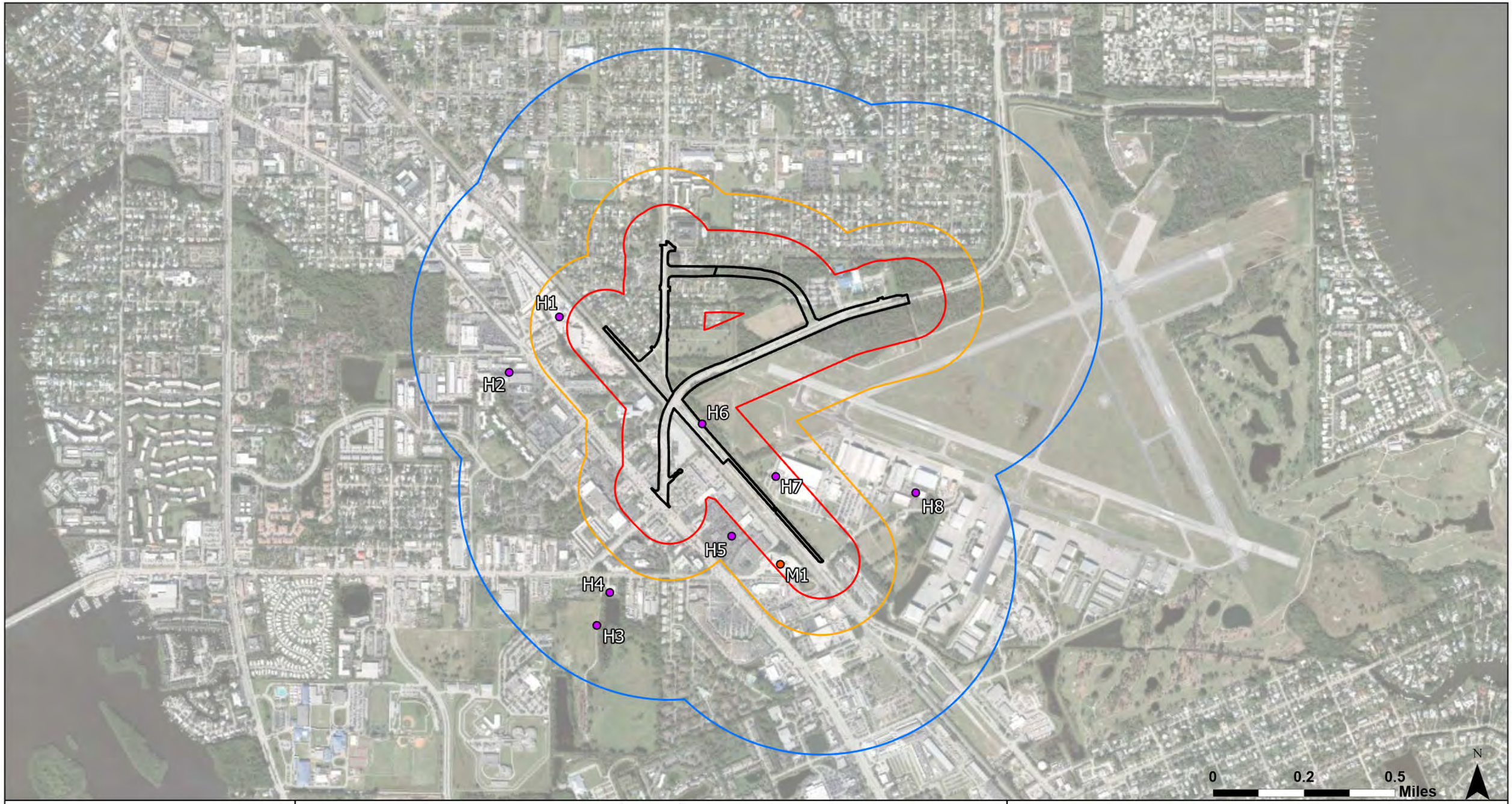
Figure 4-1

Potential Contamination Sites Map (High / Medium) - Alternative 1

Contamination Screening Evaluation Report

FPID No.: 441636-2-22-02

Date: 8/3/2026



FDOT

Legend

Alternative 2 Project Limits

Buffers

500 ft

1,000 ft

One Half Mile

Evaluated Sites

High Risk

Medium Risk

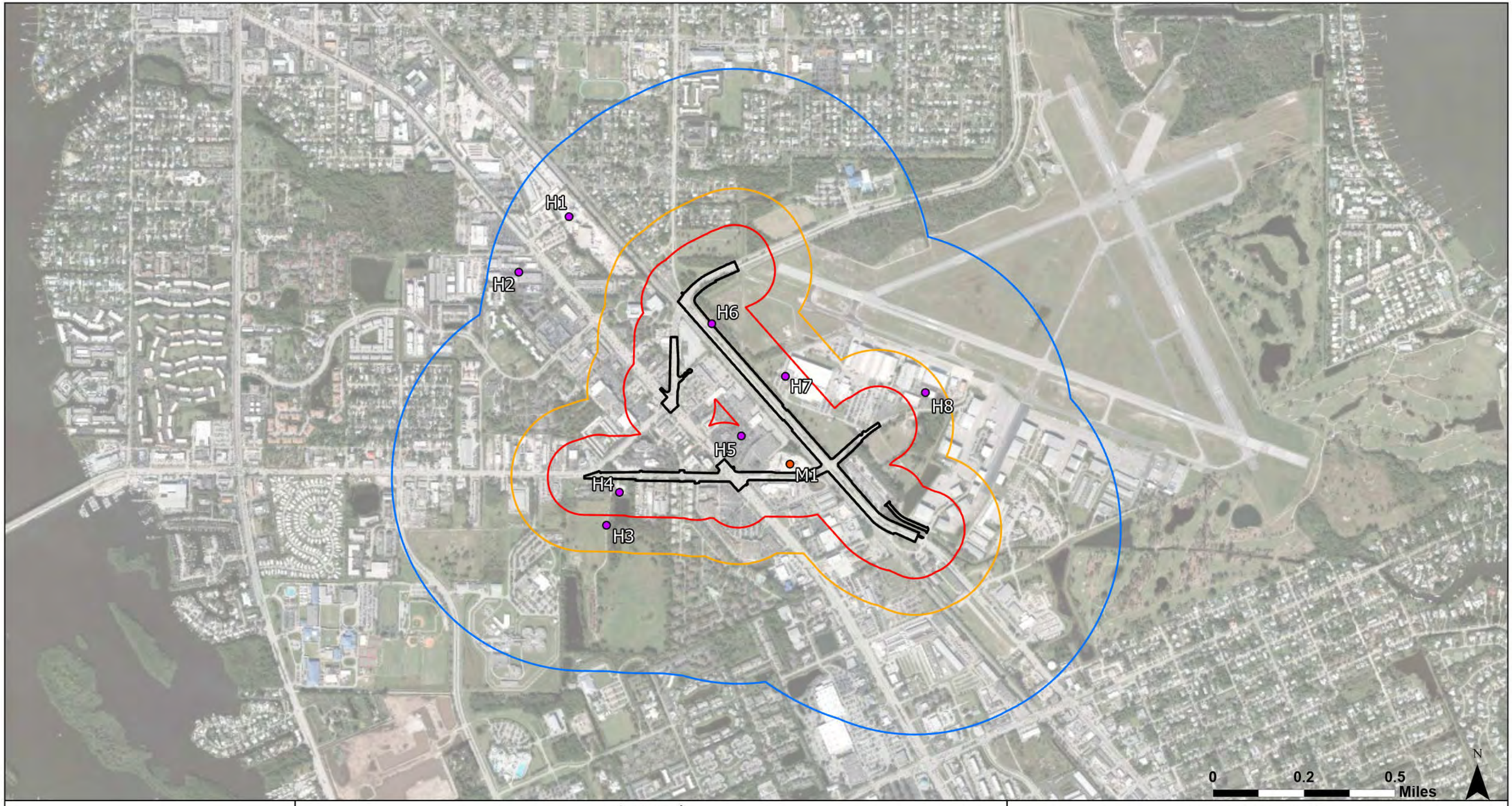
Figure 4-2

Potential Contamination Sites Map (High / Medium) - Alternative 2

Contamination Screening Evaluation Report

FPID No.: 441636-2-22-02

Date: 8/3/2026



Legend

Alternative 3 Project Limits

Buffers

500 ft

1,000 ft

One Half Mile

Evaluated Sites

High Risk

Medium Risk

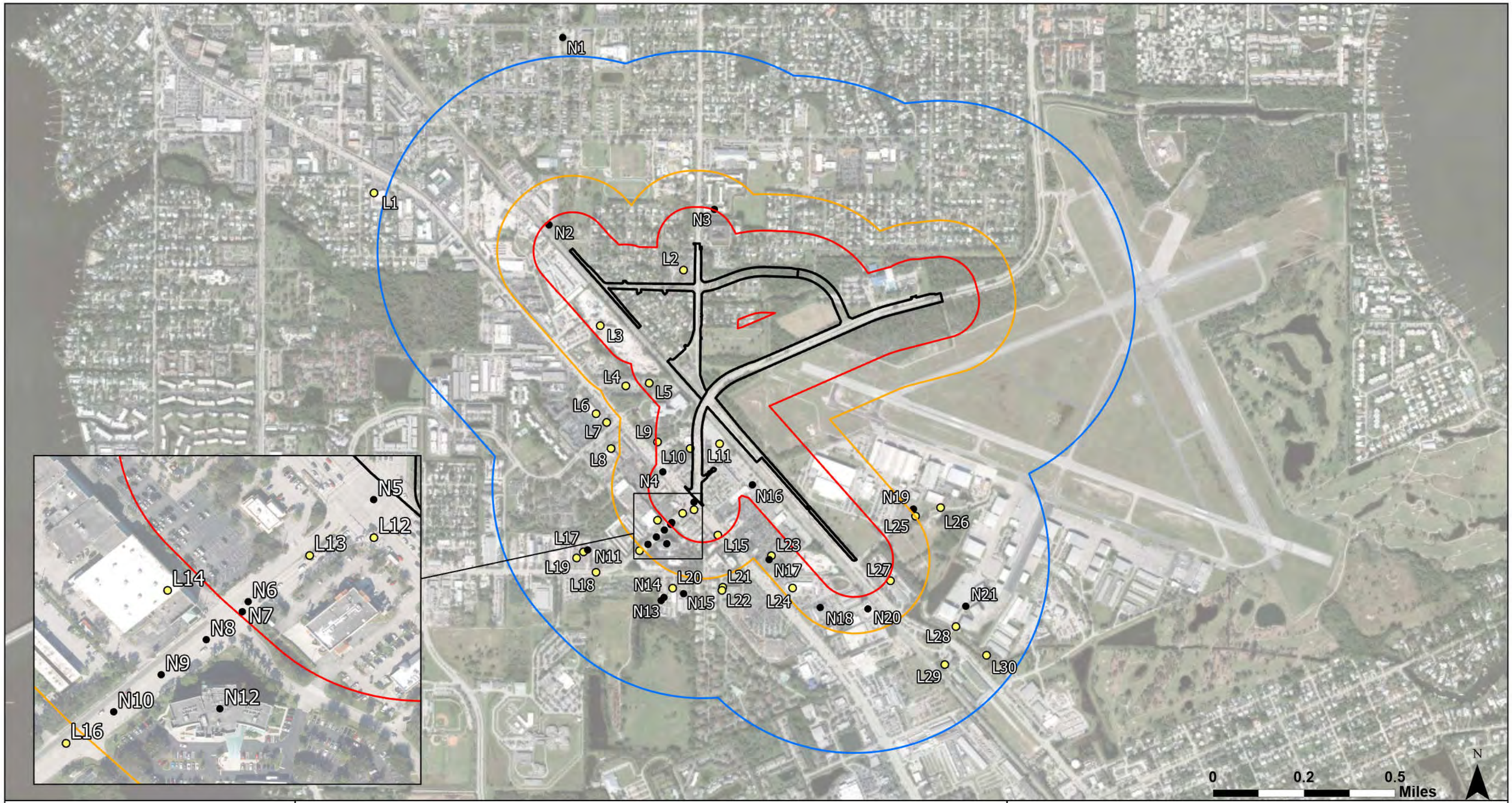
Figure 4-3

Potential Contamination Sites Map (High / Medium) - Alternative 3

Contamination Screening Evaluation Report

FPID No.: 441636-2-22-02

Date: 8/3/2026



Legend

Alternative 1 Project Limits

Buffers

- 500 ft
- 1,000 ft
- One Half Mile

Evaluated Sites

- Low Risk
- No Risk

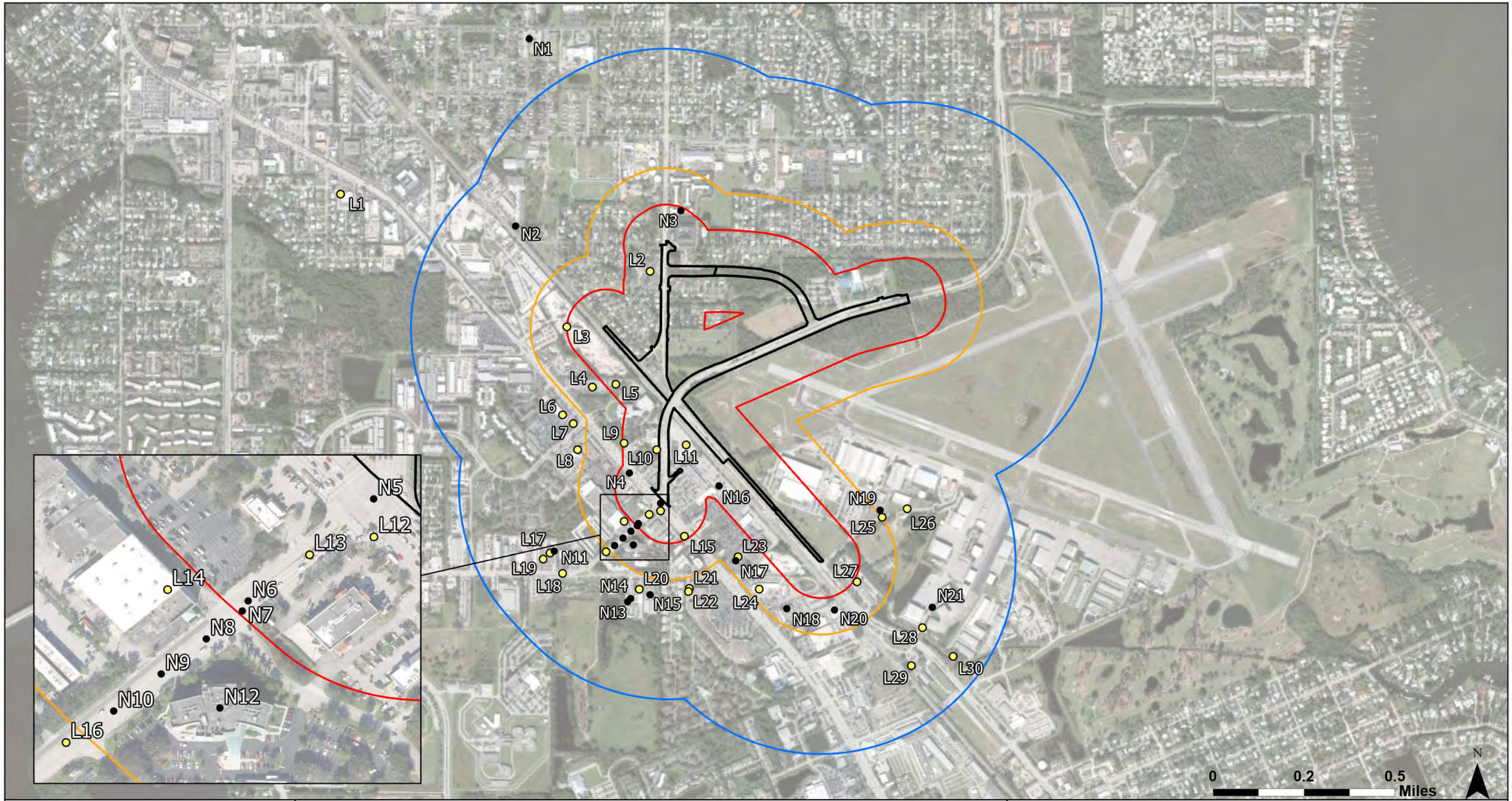
Figure 5-1

Potential Contamination Sites Map (Low / No) - Alternative 1

Contamination Screening Evaluation Report

FPID No.: 441636-2-22-02

Date: 8/3/2026



Legend

Alternative 2 Project Limits

Buffers

- 500 ft
- 1,000 ft
- One Half Mile

Evaluated Sites

- Low Risk
- No Risk

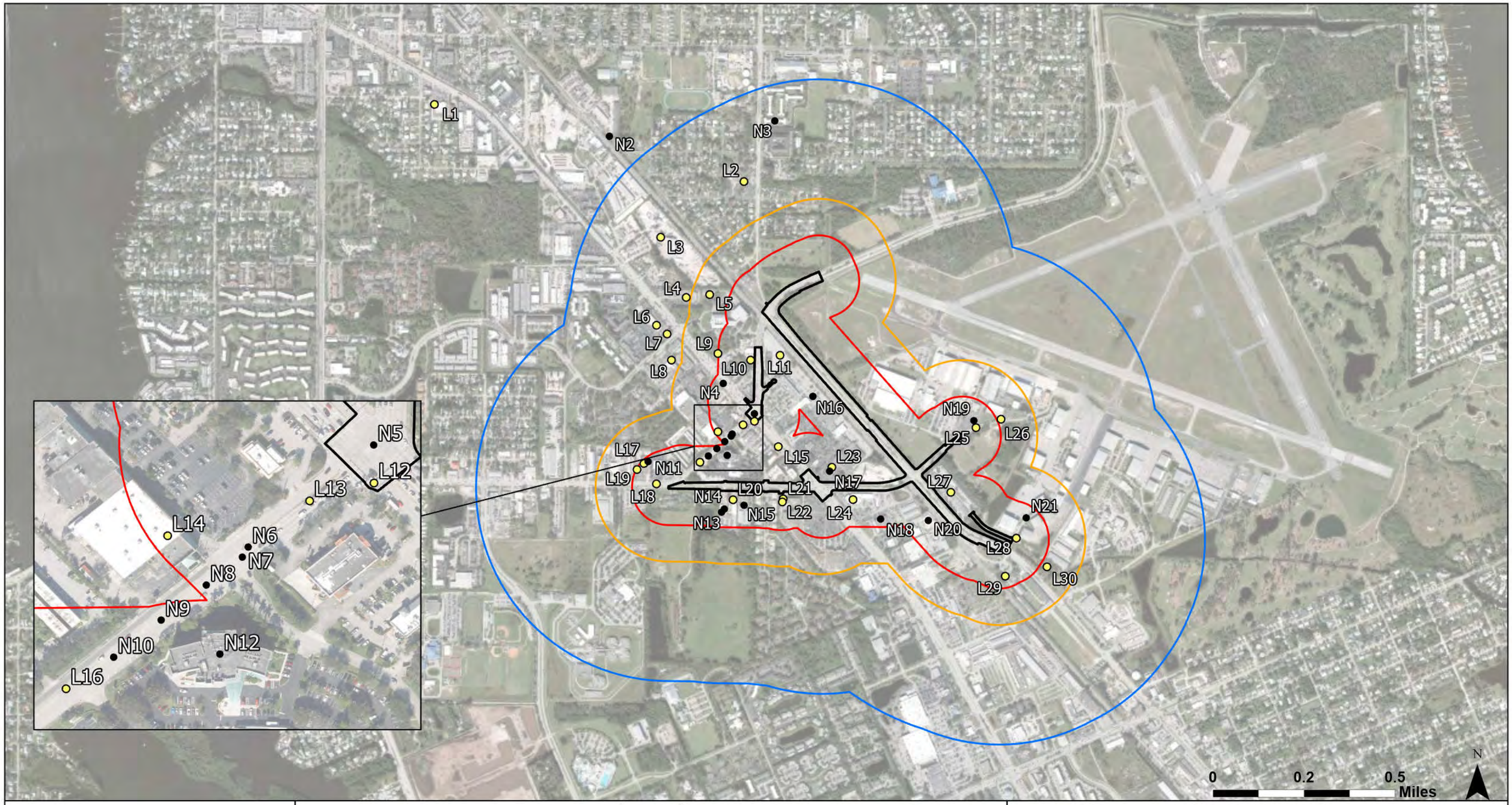
Figure 5-2

Potential Contamination Sites Map (Low / No) - Alternative 2

Contamination Screening Evaluation Report

FPID No.: 441636-2-22-02

Date: 8/3/2026



Legend

- Alternative 3 Project Limits
- Buffers
  - 500 ft
  - 1,000 ft
  - One Half Mile
- Evaluated Sites
  - Low Risk
  - No Risk

Figure 5-3

Potential Contamination Sites Map (Low / No) - Alternative 3

Contamination Screening Evaluation Report
FPID No.: 441636-2-22-02

Date: 8/3/2026

APPENDIX B- SUMMARY TABLE OF POTENTIAL CONTAMINATION SITES

SITE NO.	PHOTO NUMBERS	FIGURE NUMBERS	SITE NAME	ADDRESS	LATITUDE (Decimal Degrees)	LONGITUDE (Decimal Degrees)	FACILITY ID (EPA / FDEP / BCEPD)	SELECTION RATIONALE	FACILITY TYPE	APPROXIMATE DISTANCE TO NEAREST POINT OF PREFERRED ALTERNATIVE (FEET)	CONTAMINATION CONCERN	REMEDIATION STATUS	CONTAMINATION RISK RATING	RECOMMENDATION	RATIONALE FOR RISK RATING	SITE RECONNAISANCE NOTES
H1	13	5a - 5c	PLANT 13 / CENTRAL CONCRETE SUPERMIX INC / CENTRAL CONCRETE SUPERMIX INC / CENTRAL CONCRETE SUPERMIX INC / SUPERMIX-STUART / U.S. PAVERSCAPES / CENTRAL CONCRETE SUPERMIX INC / CONTINENTAL FLORIDA MATERIALS - STUART R / CENTRAL CONCRETE SUPERMIX - STUART / CONTINENTAL FLORIDA MATERIALS INC / SUPERMIX-STUART READY-MIX PLANT	1715 SE FEDERAL HWY	27.184208	-80.24057	7601122; 8736869; 110035662155; 10064598975; AIR_0850010; AIR_0850138; COM_211906; COM_312849; ERIC_8925; ERIC_11443; FLG110543; FLG110868; FLR000097279; SQG_69845	TIER 2, RCRA NonGen / NLR, US AIRS, AST, HAZ WASTE, ECHO, FINDS, AIRS, NPDES, Financial Assurance, DWM CONTAM, RESP PARTY, ERIC WASTE CLEANUP	Concrete manufacturer	1,000 - 2,640	VOCs / Chlorinated Compounds	NA	High	Coordinate with FDEP to retrieve current site status. If monitoring or remediation is ongoing or the site received a conditional site closure, coordinate with FDEP regarding next steps. If an SRCO without conditions was received for the site, no further action is necessary.	There is one 10,000-gallon vehicular diesel AST located at the site. In 1985, a TCE release at the neighboring Turbocombuster Technology, Inc. (Site No. H2) resulted in contamination at the site. To meet the stipulations of a water withdrawal permit renewal, a groundwater treatment system was installed at the site in 2003. Monthly sampling was conducted from the time of installation until March 2004, at which time sampling frequency was changed to quarterly. The most recent sampling event occurred in 2009, and the results of the analysis indicated the influent groundwater contained VOCs at concentrations exceeing GCTLs, but the effluent concentration was below MDLs, indicating the system was operating appropriately. The plant ceased operation from 2009 to at least 2011, the treatment system was subsequently turned off and sampling was terminated. The plant changed hands some time around 2012, and the current facility, Central Concrete Supermix, Inc. obtained a discharge permit in 2023. Information regarding the current status of the treatment system or any sampling conducted post 2009 was not found.	
H2	3	4a - 4c	TURBOCOMBUSTER TECHNOLOGY, INC. / CITY OF STUART WELL FIELD CONTAMINATION PART A-1988	1708 S U.S. HWY 1 / U.S. HWYS 1 & A1A	27.182352	-80.242457	42594; ERIC_5654; ERIC_11354; FLD056933906	ERIC WASTE CLEANUP, AIR, HAZ WASTE	Manufacturing and reconditioning of aircraft engine parts	1,000 - 2,640	PFAS / VOCs / Chlorinated Solvents	Ongoing	High	Coordinate with FDEP to determine next steps	On April 24, 1985 a fire broke out in a vapor degreaser at the site. Efforts to fight the fire resulted in a release of TCE and acetone, as well as PFAS from the use of AFFF. The most recent monitoring data identified vinyl chloride levels above respective GCTLs in groundwater.	
H3	6	4a - 4c	CITY OF STUART / CITY OF STUART OLD LANDFILL / LANDFILL GREEN REUSE AREA / STUART LANDFILL	MONTEREY RD / PARCELNO - 16384100000000130 / 980, 1050, AND 1120 SE MONTERY RD EXT / MONTEREY RD / PALM BEACH RDEXT.	27.173899	-80.239162	70817; 68880; ERIC_11398; FLD981477870	SWF/LF, DWM CONTAM, RESP PARTY, CLEANUP SITES, ERIC WASTE CLEANUP, BROWNFIELDS, FI Sites, SEMS-ARCHIVE	Closed Landfill	<500	PFAS; VOCs; Metals	Ongoing	High	Coordinate with FDEP and the City of Stuart to determine next steps	This site historically operated as a landfill / waste disposal area. Assessment has been ongoing at the site since the 1980s, when VOCs and metals were detected at levels exceeding regulatory criteria. A recovery system consisting of recovery wells, an air stripper system, and exfiltration system has been operated at the site. A 2024 Phase II Environmental Site Assessment (ESA) ESA identified PAHs, metals, and PFAS in soils and groundwater, as well as PFAS in surface water and VOCs in vapor/gas. The most recent groundwater monitoring report dated April 16, 2025 indicated CoCs were still being detected above screening criteria. The site is an authorized Disaster Debris Management Site and has been a suspected source of City-wide PFAS groundwater contamination. See City-wide PFAS and 1,2-DCP Contamination Section for a discussion of the contamination.	
H4	7	4a - 4c	CITY OF STUART FIRE STATION NO. 2	1100 SE MONTEREY RD	27.174999	-80.238676	ERIC_17255	DWM CONTAM, RESP PARTY, CLEANUP SITES, ERIC WASTE CLEANUP	Fire station	Within Project Alternative	PFAS	Ongoing	High	Coordinate with FDEP and the City of Stuart to determine next steps	FDEP's 2019 well sampling in the neighborhood north of S.E. Monterey Road indicated PFOA and PFOS were present at levels exceeding FDEP Provisional Groundwater Cleanup Target Levels (PGCTLs). A site assessment conducted in June 2021 indicated the PFAS in soil and groundwater originated from multiple sources - one being Stuart Fire Station No. 2 (site), which was supported by a later site assessment. The historical use of AFFF at the site is believed to be the source. 2023 discussions regarding remediation of the site indicated any future remediation plans would be dependent on future regulatory requirements. This site is a suspected source of City-wide PFAS contamination, for which investigations are ongoing and treatment systems have been placed into opertion.	
H5	8	4a - 4c	STUART CENTRE SHOPPING PLAZA STUART CENTRE INVESTORS 1,2-DCP / STUART SQUARE SHOPPING CENTER	2285 SE FEDERAL HWY	27.174503	-80.243385	110035584347; COM_316023; ERIC_8944; FLT970058475	DWM CONTAM, RESP PARTY, ERIC WASTE CLEANUP	Shopping center	<500	1,2-DCP	Unknown	High	Coordinate with FDEP and the City of Stuart to determine next steps	According to a 2006 FDEP letter issued to the owner of Stuart Centre, there was an ongoing investigation regarding the presence of 1,2-dichloropropane (1,2-DCP) in shallow and deep groundwater in the vicinity of the site. Due to the historical usage of the site as a flower farm, FDEP suspected the site may have been source of the contamination and was requesting access to the property to conduct soil and groundwater sampling. As the results of this investigation were not found, the current and/or historical presence of 1,2-DCP can not be determined. According to a 1997 Phase II ESA, the site was also likely impacted by the off-site landfill (Site No. H3). In 2008, FDEP issued a letter regarding the 1,2-DCP plume that was described as a city-wide contamination issue. The sources of the contamination were attributed to either fungicide use, an accidental chemical spill, or possible illegal dumping. See City-wide PFAS and 1,2-DCP Contamination Section for more information on the City-wide contamination.	No evidence of drycleaner; no wells
H6	9	4a - 4c	CITY OF STUART WELLFIELD / SE DIXIE HIGHWAY AND MONTEREY ROAD GROUNDWATER CONTAMINATION / STUART 1, 2 DCP PLUME	SOUTHEAST DIXIE HWY	27.180632	-80.235206	139667; ERIC_11441; ERIC_11446	DWM CONTAM, RESP PARTY, ERIC WASTE CLEANUP	Investigation area	Within Project Alternative	1,2-DCP	Unknown	High	Coordinate with FDEP to determine next steps	This facility is a part of the study area for the 1,2-DCP contamination. See the City-wide PFAS and 1,2-DCP Contamination Section for discussion regarding the contamination..	
H7	10	4a - 4c	GRUMMAN AEROSPACE CORPORATION PART A-1900 / NORTHROP GRUMMAN VOUGHT TRIUMPH WITHAM FIELD / VOUGHT AIRCRAFT INDUSTRIES INC / TRIUMPH AEROSTRUCTURES LLC - VOUGHT AIRCRAFT DIVISION- FACILITYWIDE SITE / TRIUMPH AEROSTRUCTURE-VOUGHT AIRCRAFT DI / DAHER AEROSPACE / VOUGHT AIRCRAFT INDUSTRIES INC / TRIUMPH AEROSTRUCTURES / NORTHROP GRUMMAN CORP COMMIERCIAL AIRCRAFT DIV / VOUGHT AIRCRAFT INDUSTRIES INC FT DIV / TRIUMPH AEROSTRUCTURES - VOUGHT AIRCRAFT DIVISION / INDUSTRIAL WASTE TREATMENT / NORTHROP GRUMMAN CORPORATION / / MARTIN COUNTY AIRPORT / BUILDING - SWMU 1 / LIQUID CHEMICAL STORAGE BUILDING - SWMU 2 / CONTAINER STORAGE BUILDING - SWMU 3 / FORMER ABOVEGROUND FIRE TRAINING PLATFORM (NORTH PLUME) - SWMU 4 / SURFACE IMPOUNDMENT(SOUTH PLUME) - SWMU 5 / CLOSED DRUM BURIAL AREA - SWMU 6 / FORMER BORROW PIT AREA - SWMU 7 / FORMER FUEL DEPOT - SWMU 8 / FORMER SEWAGE TREATMENT PLANT - SWMU 9 / FORMER WESTERN DRAINAGE DITCH - SWMU 10 / FORMER EASTERN DRAINAGE DITCH - SWMU 11	1801 SE AIRPORT RD / SE AIRPORT RD	27.178874	-80.23244	8520065; 110007031005; 110071782598; AIR_0850005; AS08500573 (Notification ID 68340); AS08501117 (Notification ID 130999); COM_65670; FLD043117522; FLR05E303; FLR05J224; SQG_205972; ERIC_5801; ERIC_6099; ERIC_11357; ERIC_16924; ERIC_16925; ERIC_16926; ERIC_16927; ERIC_16928; ERIC_16929; ERIC_16930; ERIC_16931; ERIC_16932;	HAZ WASTE, CLEANUP SITES, AIRS, TIER 2, ASBESTOS, ECHO, FINDS, AST, INST CONTROL, ENG CONTROLS, NPDES, HW GEN, DWM CONTAM, RESP PARTY, ERIC WASTE CLEANUP, ICIS, US AIRS, RGA LUST, SPILLS 80, NPDES, Financial Assurance, LUST, UST, CORRACTS, US ENG CONTROLS, 2020 COR ACTION, E MANIFEST, RCRA-LQG, RCRA-TSDF, RAATS, US INST CONTROLS, AIRS; SITE INV SITES	Aircraft equipment manufacturer	<500	Asbestos; VOCs; Petroleum	Ongoing	High	Coordinate with FDEP and the City of Stuart to determine next steps.	There are four diesel ASTs in service at the site. Three USTs and one AST have been removed from the site. One AST with unknown contents was closed in place. Buried drums containg waster water sludge were buried at the site sometime between 1976 and 1978. Two releases have occurred at the site - One of petroleum and one of VOCs. FDEP issued a SRCO for the petroluem release in 1998. No institutional or engineering controls were required for site closure. Site investigation and remediation activities are currently ongoing for the VOC contamination. This site has been a suspected source of PFAS contamination in the City of Stuart. See the City-wide PFAS and 1,2-DCP Contamination Section for more information on the PFAS contamination. Two Notices of Demolition or Asbestos Renovation were submitted to FDEP-.The efforts were completed by 7/13/2012 and 8/29/2025.	
H8	11	6a - 6c	BASEWIDE- WITHAM FIELD / AIRPORT STORMWATER IMPROVEMENTS(RE-BID) / MARTIN COUNTY BERM RELOCATION / WITHAM FIELD RUNWAY 7-25 OBSTRUCTION REMOVAL / MARTIN COUNTY AIRPORT/WITHAM FIELD / CUSTOM FACILITY STUART AIRPORT / TAXIWAY ALPHA REHABILITATION / TAXIWAY ALPHA CONNECTORSAND RUNWAY 25 BLAST PAD IMPROVEMENTS / TAXILANE CHARLIE, MARTIN COUNTY AIRPORT / MARTIN COUNTY AIRPORT-/WITHAM FIELD RAHAB TAXI LANE(B) PROJECT	1901 SE AIRPORT RD / 2011 SE AIRPORT RD	27.178331	-80.227181	110006779566; 110062665138; 110070144697; 110070263414; 110070505852; 110070555001; 110071252832; COM_300353; ERIC_6099; ERIC_8919; ERIC_17263; FL49799F433300; FLR05A738; FUDS No. I04FL0005	DWM CONTAM; ERIC WASTE CLEANUP; FUDS; PFAS ECHO; FINDS; ECHO; RESP PARTY; NPDES; INST CONTROLS; ENG CONTROLS	Airport	Within Project Alternative	PFAS; VOCs; Asbestos	NA	High	Phase II Environmental Site Assessment	In 1943, the site was leased for use as a satellite field to US Naval Air Station, Vero Beach, for naval fighter pilot and ground crew training. It was turned over to Martin County in 1947 after being declared surplus in 1946. According to USACE, there are no Installation Restoration Programs (IRPs), Military Munitions Response Programs (MMRPs), or Restoration Advisory Board (RAB) programs for the site. Indicating there are no response actions unexploded ordnances, discarded military munitions, or munitions constituents reported at the site. The site is not listed on the National Priorities List (NPL). Historically, AFFF has been used at airports for emergency response and emergency response training operations. AFFF is a known contamination source of PFAS. This site has been a suspected source of PFAS contamination in the City of Stuart and 1,2-DCP contamination associated with the former Northrop Grumman facility (Site No. H7) has been associated with the site. See the City-wide PFAS and 1,2-DCP Contamination Section for more information concerning the PFAS contamination. Due to the discovery of buried ceiling tiles at the SWMU 4 location (Site No. H7), an engineering control consisting of a soil/sod cap was constructed. The tiles were removed in 2008 and the control was removed in 2009.	Minor dumping of C&D debris
M1	15	5a - 5c	STUART READY MIX CONCRETE / TITAN AMERICA-STUART READY MIX / TITAN FLORIDA LLC - STUART / TITAN FLORIDA - STUART RMC / TARMAC AMERICA - STUART RMC	1501 SE GRUMMAN BLVD / SOUTHEAST MONTEREY RD AT US HWY 1	27.175942	-80.232269	4515826; 7433052; 850004; 8629919; AIR_0850004; FLG110601	AIRS, AST, Financial Assurance, DWM CONTAM, LUST, UST, NPDES, TIER 2	Concrete manufacturer / Construction material supplier	Within Project Alternative	Petroleum	Complete	Medium	Conduct Phase II Environmental Site Assessment.	There are two diesel ASTs at the site. Two diesel USTs and one new/lube oil AST have been removed from the site. A discharge report for was submitted in June 1990 in response to the discovery of diesel contamination during tank removal. An additional discharge of petroleum was reported in May 1993. Site assessment and remediation activities for the 1990 release was conducted between 1990 and 2007. On 2/12/2008, FDEP issued a SRCO for the 1990 release. No institutional or engineering controls were a requirement for site closure. Site assessment and remediation activities for the 1993 release was conducted between 1993 and 2007. On 4/10/2008, FDEP issued a SRCO for the 1993 release. No institutional or engineering controls were a requirement for the closures. However, as cement manufacturers can produce contaminants during regular operation, this site is rated as "medium."	
L1	NA	NA	1020 SE FEDERAL HWY SITE	1020 SE FEDERAL HWY	27.188303	-80.24879	110071981236	BROWNFIELDS	Multiple	>2,640	Petroleum	Unknown	Low	No action needed	Site assessments at the facility have indicated the presence of a potential heating oil tank. Soil and groundwater analysis indicated limited impacts of arsenic and mercury in soil and arsenic in groundwater. Records of cleanup activities, if any, were not found.	
L2	NA	NA	STUART REHABILITATION & HEALTHCARE	1500 PALM BEACH RD	27.185724	-80.237162	9817168	AST	Medical	1,000 - 2,640	Petroleum	NA	Low	No action needed	There is one diesel generator AST at the site.	
L3	NA	6a - 6c	US PAVERSCAPE INC / RANGER CONSTRUCTION INDUSTRIES INC / US PAVERSCAPE	1735 SE FEDERAL HWY	27.183865	-80.240289	8520105; 110039599440	ECHO, FINDS, US AIRS, AST, DWM CONTAM, LUST, UST FINDER RELEASE, AIRS, RGA LUST	Concrete manufacturer	1,000 - 2,640	Petroleum	Complete	Low	No action needed	Four ASTs containing diesel and waste oil have been removed from the site. In August 1993, a Discharge Reporting Form was submitted to FDEP in response to evidence of diesel fuel contamination in soil samples taken during tank closure activities. Several site assessments as well as soil removal and natural attenuation monitoring (NAM) have been conducted at the site between 1993 and 2011. On 10/28/2011, FDEP issued a SRCO and monitoring wells were abandoned. No institutional or engineering controls were required as part of closure.	
L4	NA	NA	MIDTOWN PLAZA SHOPPING CENTER	1823 SOUTHEAST FEDERAL HWY	27.181852	-80.23933	ERIC_11389	ERIC WASTE CLEANUP	Shopping center	500 - 1,000	Petroleum	Complete	Low	No action needed	FDEP issued a No Further Action for the 1998 release.	
L5	NA	NA	TREASURE COAST PUBLISHING	1939 SE FEDERAL HWY	27.181947	-80.238449	9811879	UST FINDER	Publishing business	500 - 1,000	NA	NA	Low	No action needed	No tanks listed for facility.	

SITE NO.	PHOTO NUMBERS	FIGURE NUMBERS	SITE NAME	ADDRESS	LATITUDE (Decimal Degrees)	LONGITUDE (Decimal Degrees)	FACILITY ID (EPA / FDEP / BCEPD)	SELECTION RATIONALE	FACILITY TYPE	APPROXIMATE DISTANCE TO NEAREST POINT OF PREFERRED ALTERNATIVE (FEET)	CONTAMINATION CONCERN	REMEDIATION STATUS	CONTAMINATION RISK RATING	RECOMMENDATION	RATIONALE FOR RISK RATING	SITE RECONNAISANCE NOTES
L6	NA	6a - 6c	QUALITY CLEANERS OF MARTIN COUNTY INC / FLORIDA DEP DSCP D292 439500412 / QUALITY CLEANERS INC / QUALITY CLEANERS / QUALITY CLEANERS OF MARTIN COUNTY	1946 SE FEDERAL HWY	27.180922	-80.240447	9500412; 110001742669; COM_42560; ERIC_4922; ERIC_11373; FLR000120667; FLD063460018; SQG_68329	RCRA-SQG, ECHO, FINDS, US AIRS, RCRA-VSQG, EDR Hist Cleaner, HAZ WASTE, DRYCLEANERS, PRIORITYCLEANERS, DWM CONTAM, RESP PARTY, ERIC WASTE CLEANUP, HW GEN, DWM CONTAM, ERIC WASTE CLEANUP	Drycleaner	1,000 - 2,640	Drycleaning solvents	Complete	Low	No action needed	One tetrachloroethylene AST has been removed from the site. In 1996, a release of drycleaning solvents to shallow groundwater was reported at concentrations greater than State cleanup target levels. Monitoring and remediation activities occurred at the site from 1996 to 2013. On February 18, 2014, FDEP issued a SRCO for the 1996 release. Well abandonment took place the following month. No institutional or engineering controls were required as a part of closure.	
L7	NA	6a - 6c	AUTO ZONE STORE # 6312 / AUTOZONE / AUTOZONE #6312	1960 SE FEDERAL HWY	27.180631	-80.240049	SQG_222946; SQG_237708	HAZ WASTE, E MANIFEST	Automotive service retailer	1,000 - 2,640	Not Specified	NA	Low	No action needed	The site has a hazardous waste generator ID number. However, as there are no records of environmental concerns such as the presence of contamination or abandoned USTs, site conditions are unlikely to result in project impacts.	
L8	NA	NA	THE DRY CLEANER	1992 SE FEDERAL HWY	27.179758	-80.239885	ERIC_4926	ERIC WASTE CLEANUP	Dry cleaner	1,000 - 2,640	Drycleaning solvents	Complete	Low	No action needed	In 2006, FDEP issued a SRCO without conditions 2006.	
L9	NA	6a - 6c	MOBIL 1 LUBE EXPRESS # 034 / AUTO LUBE / AUTO BUY / VALVOLINE INSTANT OIL CHANGE	1957 SE FEDERAL HWY	27.179979	-80.238139	4280591; 9602023; FLD982174963; SQG_68423	TIER 2, RCRA NonGen / NLR, ECHO, FINDS, HAZ WASTE, AST	Autoshop	<500	Not Specified	NA	Low	No action needed	There are three above ground storage tanks containing new/lube oil and waste oil. The site has a hazardous waste generator ID number. However, as there are no records of environmental concerns such as the presence of contamination or abandoned USTs, site conditions are unlikely to result in project impacts.	
L10	NA	NA	MOSELEY & SON CONSTRUCTION	1400 SE MONTEREY RD	27.179759	-80.236912	8626173; SQG_68375	STCM	Construction Company	Within Project Alternative	Petroleum	NA	Low	No action needed	Three ASTs containing diesel, unleaded gas, and lube oil are present at the site. One waste oil AST and one unleaded gas UST have been removed from the site. The site has a hazardous waste generator ID number. However, as there are no records of environmental concerns such as the presence of contamination or abandoned USTs, site conditions are unlikely to result in project impacts.	
L11	NA	NA	FL POWER & LIGHT CO	1401 SE MONTEREY RD	27.179919	-80.235806	8520085; FLD000807750	STCM	Utility Services	Within Project Alternative	Petroleum	Complete	Low	No action needed	Three ASTs containing diesel and unleaded gas have been removed from the site. In August 1990, a Discharge Reporting Form was submitted to FDEP in response to unleaded gasoline odors detected during tank closure activities. Several site assessments as well as soil removal, NAM, and soil vapor extraction have been conducted at the site between 1990 and 2009. On 11/04/2009, FDEP issued a SRCO and monitoring wells were abandoned. No institutional or engineering controls were required as part of closure.	
L12	NA	NA	CVS PHARMACY (STORE # 5137) / CVS PHARMACY #5	2284 FEDERAL HWY	27.177714	-80.236766	FLR000190082; 69558	HAZ WASTE	Pharmacy	Within Project Alternative	Not Specified	NA	Low	No action needed	The site has a hazardous waste generator ID number. However, as there are no records of environmental concerns such as the presence of contamination or abandoned USTs, site conditions are unlikely to result in project impacts.	
L13	NA	NA	GT AUTO EXPERT LLC / JEM MARINE / R & J REFINISHING	991 SE MONTEREY RD	27.177595	-80.237194	FLR000208678; 68305; 76-294193; FLR000208686	HAZ WASTE	Multiple	<500	Not specified	NA	Low	No action needed	The site has a hazardous waste generator ID number. However, as there are no records of environmental concerns such as the presence of contamination or abandoned USTs, site conditions are unlikely to result in project impacts.	
L14	NA	6a - 6c	WASHBOWL COIN LAUNDRY - DRY CLEANER - FORMER / FLORIDA DEP DSCP D293 439700694 / WASHBOWL COIN LAUNDRY/DC(FORMERLY) / STUART SQUARE SHOPPING CENTER	2250 SE FEDERAL HWY	27.177363	-80.238139	9700694; 110024251030; COM_125339; ERIC_4933; ERIC_11375; FLR000120675	ECHO, FINDS, DWM CONTAM, ERIC WASTE CLEANUP, RCRA-VSQG, RCRA NonGen / NLR, DRYCLEANERS, VCP, PRIORITYCLEANERS, RESP PARTY	Drycleaner	<500	VOCs	Complete	Low	No action needed	One tetrachloroethylene AST of an unknown capacity has been removed from the site. On August 26, 1997, the site was assigned for rehabilitation under the Drycleaning Solvent Cleanup Program due to the presence of trichloroethylene (TCE) and tetrachloroethene (PCE). Assessment and remediation activities including soil and groundwater sampling and remediation efforts were conducted at the site between 1997 and 2015. On July 27, 2015, FDEP issued a SRCO for the VOC contamination. No institutional or engineering controls were required as part of site closure. This facility is located in the Stuart Shopping Centre facility (Site No. H5). The shopping center is a recognized location of 1,2-DCP contamination. See City-wide PFAS and 1,2-DCP Contamination Section and Stuart Shopping Center facility discussion for further information regarding the 1,2-DCP contamination.	
L15	NA	NA	TIRES PLUS STORE / TIRES PLUS LLC #6090	2300 FEDERAL HWY	27.176865	-80.235872	FLR000154369; 69956	HAZ WASTE	Retail center	<500	Not Specified	NA	Low	No action needed	The site has a hazardous waste generator ID number. However, as there are no records of environmental concerns such as the presence of contamination or abandoned USTs, site conditions are unlikely to result in project impacts.	
L16	NA	NA	LIBERTY COACH OF FLORIDA INC	635 MONTEREY RD	27.176345	-80.238815	FLR000068171; 69455	HAZ WASTE	Retail center	<500	Not Specified	NA	Low	No action needed	The site has a hazardous waste generator ID number. However, as there are no records of environmental concerns such as the presence of contamination or abandoned USTs, site conditions are unlikely to result in project impacts.	
L17	NA	NA	O'REILLY AUTO PARTS #6454	885 SE MONTEREY RD	27.176304	-80.24092	FLR000268417	HAZ WASTE	Retail center	<500	Not specified	NA	Low	No action needed	The site has a hazardous waste generator ID number. However, as there are no records of environmental concerns such as the presence of contamination or abandoned USTs, site conditions are unlikely to result in project impacts.	
L18	NA	NA	MONTEREY MOTOR CARS	305 MONTEREY RD	27.175621	-80.240449	68424; 90-294045	HAZ WASTE	Retail center	<500	Not specified	NA	Low	No action needed	The site has a hazardous waste generator ID number. However, as there are no records of environmental concerns such as the presence of contamination or abandoned USTs, site conditions are unlikely to result in project impacts.	
L19	NA	6a - 6c	MONTEREY TIRE & AUTO CENTER / ALL COUNTY AUTOMOTIVE / GOODYEAR AUTO CENTER	877 SE MONTEREY RD	27.176102	-80.241179	8734079; FLD984209189; SQG_69955	UST FINDER, UST FINDER RELEASE, HAZ WASTE, RCRA-VSQG, ECHO, FINDS, DWM CONTAM, LUST, UST, RGA LUST	Auto repair service	<500	Petroleum Compounds / Metals	Complete	Low	No action needed	In March 1992, a discharge report was submitted during the removal of 500-gallon waste oil tank due to the presence of stained soils around the fill port. Between 1992 site assessments and soil excavation occurred at the site. On March 31, 2004, FDEP issued a SRCO request for the 1992 release. No institutional or engineering controls were required as part of site closure.	
L20	NA	6a - 6c	CUSTOM AUTO CENTER	1154 SE MONTEREY RD EXT	27.175091	-80.23757	FLR000025569; SQG_68283	RCRA NonGen / NLR, ECHO, FINDS, E MANIFEST, HAZ WASTE	Auto repair service	<500	Not Specified	NA	Low	No action needed	The site has a hazardous waste generator ID number. However, as there are no records of environmental concerns such as the presence of contamination or abandoned USTs, site conditions are unlikely to result in project impacts.	
L21	NA	6a - 6c	STYLE ENCORE / REGENCY CLEANERS / MERTES ENTERPRISES INC	2410 SE FEDERAL HWY	27.175122	-80.235687	9500749; AIR_850122; ERIC_4925; ERIC_11356; SQG_68506; SQG_68611; FLD982091076	HAZ WASTE, PRIORITYCLEANERS, RCRA-VSQG, ECHO, FINDS, RESP PARTY, AIRS, DRYCLEANERS, DWM CONTAM, ERIC WASTE CLEANUP	Drycleaner; Retail	<500	Drycleaning solvents	Complete	Low	No action needed	One tetrachloroethylene AST has been removed from the site. In 1997, the site was assigned for rehabilitation under the DSCP. Site assessment and remediation activities occurred at the site between 1996 and 2012. On March 28, 2013, FDEP issued an SRCO for the site. No institutional or engineering controls were a requirement for site closure.	
L22	NA	6a - 6c	FLORIDA DEP DSCP D295 439500749	2410-DC S FEDERAL HWY	27.175018	-80.235718	FLR000120683	ECHO, FINDS	Undetermined	<500	Not Specified	NA	Low	No action needed	The site has a hazardous waste generator ID number. However, as there are no records of environmental concerns such as the presence of contamination or abandoned USTs, site conditions are unlikely to result in project impacts.	
L23	NA	6a - 6c	ROYAL CLEANERS / LEGGETTS DRY CLEANERS / LEGGETTS DRY CLEANERS INC / LEGGETTS CLEANERS / SENDEL CORP / MR. GYROS / FLORIDA DEP DSCP D296 439500289	2383 SE FEDERAL HWY	27.176178	-80.233858	9500289; 110001742721; 110024251058; AIR_850123; ERIC_4920; FLD052658317; FLR000120741; SQG_68503	AIRS, DWM CONTAM, ERIC WASTE CLEANUP, RCRA NonGen / NLR, ECHO, FINDS, DRYCLEANERS, PRIORITYCLEANERS, EDR Hist Cleaner, HAZ WASTE, RCRA-VSQG	Dry cleaner; Restaurant	<500	Drycleaning solvents	Complete	Low	No action needed	One tetrachloroethylene AST has been removed from the site. In April 1996, a groundwater sample collected as part of a Site Screening Investigation identified PCE above the Natural Attenuation Default Concentration (NADC) and the presence of TCE and cis-1,2-DCE. Site assessment and remediation activities to address the solvent contamination occurred between 1996 and 2015. Remediation efforts, including a soil vapor extraction system for soil and NAM for groundwater were utilized at the site. On 1/7/2015, FDEP issued an SRCO for the release. No institutional or engineering controls were a requirement for site closure. This facility was in the Stuart Centre Shopping Plaza (Site No. H5), which was a suspected source of 1,2-DCP contamination. See City-wide PFAS and 1,2-DCP Contamination Section for more information regarding the 1,2-DCP investigation.	
L24	NA	6a - 6c	STUART BUICK PONTIAC GMC / STUART BUICK / STARLING BUICK GMC / CARL'S BUICK GMC	2445 SE FEDERAL HWY	27.175097	-80.233064	9102662; 110002529425; 110054827531; FLD032748675; SQG_68737	AST, Financial Assurance, DWM CONTAM, LUST, UST, RCRA-VSQG, FINDS, HAZ WASTE, ECHO, RGA LUST, UST FINDER, UST FINDER RELEASE	Car dealership	Within Project Alternative	Petroleum	Complete	Low	No action needed	Three USTs containing unleaded gas and waste oil and one AST containing lube oil have been removed from the site. Two discharges of petroleum have occurred at this facility. A summary of the discharges and discharge status are listed below: 9/1991: A discharge was reported in response to petroleum contamination discovered during the removal of an unleaded gasoline tank. FDEP issued a SRCO for the discharge on June 18, 1992. 12/1996: A discharge of petroleum product was discovered during a closure inspection of the facility's storage tank facility. FDEP issued a SRCO for the discharge on July 10, 1998. Institutional and/or engineering controls were not issued as a closure requirement for either release.	
L25	NA	NA	JET TEAM INTERNATIONAL	1925 AIRPORT RD	27.1775	-80.228444	ERIC_6041	HAZ WASTE	Fixed based operator	<500	Not specified	NA	Low	No action needed	The site has a hazardous waste generator ID number. However, as there are no records of environmental concerns such as the presence of contamination or abandoned USTs, site conditions are unlikely to result in project impacts.	
L26	NA	NA	CORPORATE AIRCRAFT PART A-2001	2001 SE AIRPORT RD	27.177783	-80.227503	FLR000234807; 141471; ERIC_6041	ERIC WASTE CLEANUP	Fixed based operator	<500	Not specified	Unknown	Low	No action needed	This release was not recorded in available documentation.	
L27	NA	NA	ALL POINTS MEDICAL WASTE	2475 SE DIXIE HWY	27.17534	-80.229388	FLR000234807	HAZ WASTE	Medical	<500	Not specified	NA	Low	No action needed	The site has a hazardous waste generator ID number. However, as there are no records of environmental concerns such as the presence of contamination or abandoned USTs, site conditions are unlikely to result in project impacts.	
L28	NA	6a - 6c	ATLANTIC AVIATION OF STUART / APP STUART FBO LLC / ATLANTIC AVIATION - STUART, LLC / ATLANTIC AVIATION HANGER 8 & APRON / APP JET CENTER SUA	2240 SE WITHAM DR	27.173808	-80.226928	9300295; 110062659369; 110070116027; 110071645224; FLR05H713; FLR05J150; FLR10RG23; FLR10TS01; FLR20CN06; SQG_207838	PFAS ECHO, AST, NPDES, Financial Assurance, TIER 2, HAZ WASTE	Fixed based operator	<500	Petroleum	NA	Low	No action needed	There are three jet fuel ASTs and one aviation gas AST in-service at the site. A Significant/Category I Noncompliance condition due to missing DMRs under NPDES permit FLR05H713 for four consecutive quarters. However, NPDES permits FLR20CN06 and FLR10TS01 were active during the violating quarters and did not note any violations.	
L29	NA	6a - 6c	MARTIN COUNTY FAIRGROUNDS	2616 SE DIXIE HWY / 2614 SE DIXIE HWY	27.172537	-80.227345	105454; FL DEPT OF EMERGENCY MANAGEMENT REPORT # 2015-8079	SWF/LF, SPILLS	County fairgrounds	<500	Petroleum	NA	Low	No action needed	On 11/13/2015, FDEP was altered to a release of 100 gallons of diesel fuel from a punctured AST at the site. Though cleanup efforts occurred, specific information on the efforts was not indicated in FDEM's incident report. The current status of the spill is "closed." The site is a designated Disaster Debris Management Site (DDMS). As the spill is considered "closed" and the DDMS would only be used in emergency situations, site conditions are unlikely to result in project impacts.	

SITE NO.	PHOTO NUMBERS	FIGURE NUMBERS	SITE NAME	ADDRESS	LATITUDE (Decimal Degrees)	LONGITUDE (Decimal Degrees)	FACILITY ID (EPA / FDEP / BCEPD)	SELECTION RATIONALE	FACILITY TYPE	APPROXIMATE DISTANCE TO NEAREST POINT OF PREFERRED ALTERNATIVE (FEET)	CONTAMINATION CONCERN	REMEDIATION STATUS	CONTAMINATION RISK RATING	RECOMMENDATION	RATIONALE FOR RISK RATING	SITE RECONNAISANCE NOTES
L30	16	5a - 5c	HERTZ RENT A CAR / GALAXY AVIATION OF STUART / HANGAR 7 DEVELOPMENT / APRON DEVELOPMENT FOR AREA 3	2555 SE DIXIE HWY	27.172849	-80.225777	COM_223192; SQG_68422; ERIC_11402; FLR000146597; FLR05A739; FLR05A740; FLR10DF36; FLR10T212; 110009070717; 110020568508; 110032786670;	HAZ WASTE, ECHO, FINDS, RCRA-VSQG, PFAS ECHO, DWM CONTAM, RESP PARTY, ERIC WASTE CLEANUP	Car rental service and construction development area	<500	Unknown	NA	Medium	Coordinate with FDEP to assess presence of institutional or engineering controls. If controls are in place for the site, coordinate with FDEP regarding next steps. If a SRCO without conditions was received for the site, no further action is necessary.	The Hertz facility the site status is "inactive", and the site generator status is "not a hazardous waste generator." The EDR indicates a release of an unknown quantity of an unknown material occurred at the site and the release received a closure with conditions. Documentation of the potential release and/or closure conditions was not found.	
N1	NA	NA	720 SE MLK STUART SITE	710-720 SE MARTIN LUTHER KING JR. BLVD	27.193497	-80.241699	110071984369	BROWNFIELDS	Multiple	>2,640	Petroleum; PFAS	None required.	No	No action needed	A 2022 Phase I Environmental Assessment revealed potential environmental conditions associated with the site's former petroleum storage system, obvious fill material from an unknown source prior to development, and documented evidence of wide-spread regional PFAS contamination in shallow groundwater. Followup assessment revealed no impact in excess of State cleanup target levels. This site has been suspected of being impacted by PFAS contamination in the City of Stuart. See the City-wide PFAS and 1,2-DCP Contamination Section for more information on the PFAS contamination.	
N2	NA	NA	TMF TIRES	1305 DIXIE HWY / 1307 SE DIXIE HWY	27.187236	-80.242215	SQG_68693; SQG_150397	AST, HAZ WASTE, UST	Automotive Shop	>2,640	Not specified	NA	No	No action needed	The site has a hazardous waste generator ID number. However, as there is no record of environmental concerns such as the presence of contamination or abandoned USTs, the site status is "inactive", and the site generator status is "not a hazardous waste generator", site conditions are unlikely to result in project impacts.	
N3	NA	NA	ALTO	1301 SE PALM BEACH RD	27.187751	-80.236003	9813997	AST	Senior Living Facility	1,000 - 2,640	Petroleum	NA	No	No action needed	There is one diesel generator AST at the site.	
N4	NA	NA	WINN DIXIE	2160 FEDERAL HWY	27.17898	-80.237939	FLD984222737; 100955	HAZ WASTE, UST Finder	Grocery store	<500	Not specified	NA	No	No action needed	Four USTs containing gasoline, waste oil, and fuel oil have removed from site	
N5	NA	NA	US ONE DEWATERING STUART FDOT SR 5	FEDERAL HWY	27.177967	-80.236768	ERIC_8939	ERIC WASTE CLEANUP	Construction project	Within Project Alternative	Not specified	None required	No	No action needed	The was a project that required dewatering. A release of material was not noted in available documentation.	
N6	NA	NA	MONTEREY MUFFLER CENTER / VACANT / MONTEREY GLASS SPECIALIST INC / HARDCORE AUTO-MOTIVE INC	851 MONTEREY RD / 881 MONTEREY RD, UNIT B	27.177288	-80.237603	FL0000997122; 68433; FL0000997148; 68679 / 105166; 95-294004	HAZ WASTE	Automotive Repair	<500	Not specified	NA	No	No action needed	The site has a hazardous waste generator ID number. However, as there are no records of environmental concerns such as the presence of contamination or abandoned USTs, site conditions are unlikely to result in project impacts.	
N7	NA	NA	LOVING CHIROPRACTIC	630 MONTEREY RD	27.177221	-80.237642	69637	HAZ WASTE	Medical	<500	Not specified	NA	No	No action needed	The site has a hazardous waste generator ID number. However, as there are no records of environmental concerns such as the presence of contamination or abandoned USTs, site conditions are unlikely to result in project impacts.	
N8	NA	NA	CURT'S AUTO SERVICE	544 MONTEREY RD	27.177035	-80.237882	69877; 98-294000	HAZ WASTE	Automotive Repair	<500	Not specified	NA	No	No action needed	The site has a hazardous waste generator ID number. However, as there are no records of environmental concerns such as the presence of contamination or abandoned USTs, site conditions are unlikely to result in project impacts.	
N9	NA	NA	ABSOLUTE EUROPEAN AUTOWORKS	538 MONTEREY RD	27.176802	-80.238182	129165	HAZ WASTE	Automotive Repair	<500	Not specified	NA	No	No action needed	The site has a hazardous waste generator ID number. However, as there are no records of environmental concerns such as the presence of contamination or abandoned USTs, site conditions are unlikely to result in project impacts.	
N10	NA	NA	MONTY RACING / EDIL'S AUTO CENTER (AUTOBODY)	442 MONTEREY RD / 448 MONTEREY RD	27.176555	-80.238498	68819; 294000	HAZ WASTE	Automotive Repair	<500	Not specified	NA	No	No action needed	The site has a hazardous waste generator ID number. However, as there are no records of environmental concerns such as the presence of contamination or abandoned USTs, site conditions are unlikely to result in project impacts.	
N11	NA	NA	STUART AXLE INC	879 SE MONTEREY RD UNIT 6	27.176368	-80.240762	FLR000051631	HAZ WASTE	Automotive Repair	<500	Not specified	NA	No	No action needed	The site has a hazardous waste generator ID number. However, as there are no records of environmental concerns such as the presence of contamination or abandoned USTs, site conditions are unlikely to result in project impacts.	
N12	NA	NA	FLORIDA VISION INSTITUTE / TREASURE COAST URGENT & FAMILY CARE / SOUTH FLORIDA ORTHO & SPORTS MEDICINE / MONTEREY DIAGNOSTIC LAB INC / MONTEREY MEDICAL CENTER LC / MONTEREY MEDICAL HEALTH SERVICES / SOUTH FLORIDA ORTHOPAEDICS	1050 SE MONTEREY RD / 1050 SE MONTEREY RD STE 104 / STE 101 / STE 303 / STE 201 / STE 400	27.17653	-80.237772	9815471; SQG_69917; SQG_99046; SQG_102797; SQG_106986; SQG_129617; SQG_251300	HAZ WASTE, Financial Assurance, AST	Offices and clinics	<500	Petroleum	NA	No	No action needed	There is one diesel generator AST at the Monterey Medical Center LLC facility. Though the sites have hazardous waste generator ID numbers, there are no records of environmental concerns such as the presence of contamination or abandoned USTs. Site conditions are therefore unlikely to result in project impacts.	
N13	NA	NA	QUALITY AFFORDABLE CONSTRUCTION INC	1158 SE MONTEREY RD	27.174678	-80.238002	SQG_129220	HAZ WASTE	Construction company	Within Project Alternative	Not Specified	NA	No	No action needed	The site has a hazardous waste generator ID number. However, as there is no record of environmental concerns such as the presence of contamination or abandoned USTs, the site status is "inactive", and the site generator status is "not a hazardous waste generator", site conditions are unlikely to result in project impacts.	
N14	NA	NA	BOAT STORAGE YARD / ACE ROOFING & TILE INC	1156 SE MONTEREY RD EXT / 1156 SE MONTEREY RD	27.174782	-80.237899	8840895; SQG_68973	RGA LUST, UST FINDER, UST FINDER RELEASE, , DWM CONTAM, LUST, UST, HAZ WASTE	Boat storage	Within Project Alternative	Petroleum	NA	No	No action needed	Three USTs containing unleaded gas and vehicular diesel have been removed from the site. One discharge was identified by EDR, but the discharge was in relation to abandoned tank restoration and no cleanup was required. These facilities no longer exist at this address.	
N15	NA	NA	PENN PLAZA STORAGE	1180 SE MONTEREY RD EXT	27.174907	-80.237159	SQG_214860	HAZ WASTE	Storage facility	Within Project Alternative	Not Specified	NA	No	No action needed	The site has a hazardous waste generator ID number. However, as there are no records of environmental concerns such as the presence of contamination or abandoned USTs and the site generator status is "not a hazardous waste generator", the site is unlikely to generate significant wastes, site conditions are unlikely to result in project impacts.	
N16	NA	NA	FUTURE FIVE BELOW PROJECT	2313 FEDERAL HWY	27.178546	-80.234571	AS08500848	FL ASBESTOS	Retail center	<500	Asbestos	NA	No	No action needed	This facility submitted a courtesy notification regarding managing asbestos during the course of a planned renovation. The start and finish date of the effort was listed as 4/5/2016 by EDR. As the listing is listed as "Future Five Below Project," the renovations are complete and the facility is operational, site conditions are unlikely to result in project impacts.	
N17	NA	NA	POOL MART INC. / PERFECT HAIR & NAILS	2387 SE FEDERAL HWY	27.176047	-80.233944	110011808295; 066132FL 001; SQG_69822	SSTS, FINDS, HAZ WASTE	Pool supply retailer	<500	Not Specified	NA	No	No action needed	The site has a hazardous waste generator ID number and has handeled chlorinating solution in the past. However, as there is no record of environmental concerns such as the presence of contamination or abandoned USTs, the site status is "inactive", and the site generator status is "not a hazardous waste generator", site conditions are unlikely to result in project impacts.	
N18	NA	NA	PPG PORTER PAINTS	2523 SE FEDERAL HWY	27.174445	-80.232026	SQG_216507	HAZ WASTE	Paint supplier	<500	Not Specified	NA	No	No action needed	The site has a hazardous waste generator ID number. However, as there is no record of environmental concerns such as the presence of contamination or abandoned USTs, the site status is "inactive", and the site generator status is "not a hazardous waste generator", site conditions are unlikely to result in project impacts.	
N19	NA	NA	CSI MARINE	1985 SE AIRPORT RD	27.177735	-80.228522	FLR000086496; 69582	HAZ WASTE	Retail center	<500	Not specified	NA	No	No action needed	The site has a hazardous waste generator ID number. However, as there are no records of environmental concerns such as the presence of contamination or abandoned USTs, site conditions are unlikely to result in project impacts.	
N20	NA	NA	ACCURATE MARBLE AND GRANITE	2575 SE FEDERAL HWY	27.174399	-80.230235	SQG_215550	HAZ WASTE	Construction	<500	Not Specified	NA	No	No action needed	The site has a hazardous waste generator ID number. However, as there is no record of environmental concerns such as the presence of contamination or abandoned USTs, the site status is "inactive", and the site generator status is "not a hazardous waste generator", site conditions are unlikely to result in project impacts.	
N21	NA	NA	SKYBLUE JET AVIATION	2315 SE WITHAM DR HANGAR 2	27.174488	-80.226558	SQG_68383	HAZ WASTE	Training academy	<500	Not Specified	NA	No	No action needed	The site has a hazardous waste generator ID number. However, as there is no record of environmental concerns such as the presence of contamination or abandoned USTs, the site is out of business, and the site generator status is "not a hazardous waste generator", site conditions are unlikely to result in project impacts.	

APPENDIX C- PHOTO LOG

Appendix C: Photo Log



1 Site H1- Central Concrete Supermix



2 Site H2- Former TurboCombuster Technology, Inc. Facility



3 Site H3- City of Stuart Old Landfill



4 Site H4- City of Stuart Fire Station No. 2

Appendix C: Photo Log



5 Site H5- Stuart Centre Shopping Plaza



6 Site H6- City of Stuart Wellfield



7 Site H7- Former Northrop Grumman Facility



8 Site H8- Martin County Airport / Witham Field

Appendix C: Photo Log



9 Site M1- Stuart Ready Mix / Titan Florida